



SAMUEL WOOD

26 Sandford Avenue, Church Stretton, Shropshire, SY6 6BW

By Public Auction £399,000



# 26 Sandford Avenue

Church Stretton, Shropshire, SY6 6BW



- Three Bedroom Residential Property & Shop Unit
- Existing Planning for a Loft Conversion
- Living Accommodation Approx 1905 sq ft in total
- Shop Approx 1196 sq ft - Currently Producing £11,250 PA
- Versatile Accommodation over Two Floors
- Delightful Balcony overlooks the Enclosed Garden
- Wealth of Charm and Character
- EPC Rating D

\*For sale via secure sale online bidding; terms and conditions apply. Auction ends 1st August 2024 at 1pm\*

Link to auction here: <http://www.pattinson.co.uk/property?id=453521>

An exceptional chance to purchase a sizable Edwardian property nestled in the heart of the beautiful and historic South Shropshire town of Church Stretton. This property boasts a ground floor shop unit generating £11,250 annually, coupled with well presented three-bedroom living quarters above. The upper space offers potential for subdivision into two separate units, enabling additional income avenues. Furthermore, the property includes a loft with approved planning permission for conversion to include extra residential accommodation. The property has a private enclosed rear garden together with a garden room and stores.

Church Stretton has many excellent amenities which include; primary and secondary schools, a mainline railway station, range of bars and restaurants, large supermarket, several well respected public houses, leisure centre and a full range of independent shops including a busy weekly food market.



## Residential Accommodation

### Side Entrance Door to:

### Reception Foyer

With radiator, original staircase ascends and turns to:

### First Floor Accommodation

To the right:

### Hallway

Serving the first floor rooms.

### Living Room 15'5" x 10'5" (4.7m x 3.2)

With bay window with window seat overlooking the rear aspect with the Stretton hills into the distance. Beautiful open fireplace with tiling and attractive fire surround, store cupboards to either side.

### Kitchen 12'1" x 11'1" (3.7m x 3.4m)

Handcrafted and presented in a traditional style with a range of solid timber work surfaces extending to the units together with a range of cabinets, cupboards and drawers, 1.5 bowl sink with mixer filler, double glazed window to the rear, pantry cupboard, Rangemaster style cooker, vertical radiator.

### Guest Cloakroom WC

Comprising: WC, wash hand basin.



### Dining Room / Bedroom 3 11'9" x 11'5" (3.6m x 3.5m)

Double glazed window, attractive ornamental fireplace, range of fitted cupboards providing storage.

### Reception Room 19'4" x 16'8" (5.9m x 5.1m)

A lovely room with double glazed bay window with window seat to the front aspect, gas living flame coal effect gas fire with attractive fire surround and over mantle, beautiful original panelled ceiling, access to:

### Bathroom 9'2" x 7'10" (2.8m x 2.4m)

A spacious bathroom with white fittings comprising: jacuzzi style bath, bidet and wash hand basin, tiling to splash areas, radiator, double glazed window to the front.

From the first floor, a further original staircase ascend and turns to:

### Second Floor Landing

A spacious landing giving access to the bedrooms, shower room and utility room.

### Bedroom 1 16'8" x 19'4" (5.1m x 5.9m)

Twin double glazed windows to the front, range of attractive fitted bedroom furniture, access is given to the roof space, ornamental fireplace and into eaves storage.

### Bedroom 2 15'5" x 11'5" (4.7m x 3.5m)

Double glazed window to the rear, ornamental fireplace, built-in cupboards/wardrobes.

### Shower Room

Comprising: traditional style walk-in shower enclosure, WC, wash hand basin and radiator.

### Utility/Supplementary Kitchen 11'5" x 11'9" (3.5m x 3.6m)

Smartly appointed in a traditional style with cupboard enclosing the gas fired central heating boiler (serving the second floor accommodation) provision for appliances, cupboards with integral recycling facility, inset 1.5 bowl sink unit.

From the first floor landing, access is given to:

### Excellent Outside Space

Forming a balcony/terrace with millboarding and ornamental iron railings.

### Rear Garden

The property has a delightful lawned garden together with a variety of shrub and plantings providing degrees of privacy. In addition there is access to the Outside WC., store and an open sided store, double doors to:

### Brick Built Garden Room

Forming an excellent home office or garden room.

### Shop Unit Comprises:

Shop 10.10m x 8.12m (33'2 x 26'8) maximum measurements.

Kitchen Area. 3.10m x 2.12m (10'2 x 6'11)

Cloakroom

Ample Storage Cupboards





### Services at the property

Residential Accommodation. We understand that the property has gas (two boilers) mains electricity, mains water and mains drainage.

Shop. Mains electricity, mains water and mains drainage.

Broadband Speed: Basic 21 Mbps & Superfast 80 Mbps

Flood Risk: Very Low.

### Tenure

We understand the tenure is Freehold subject to the following occupation lease to Severn Hospice Limited for a term of six years from 1st July 2023, with a rent currently £11,250 per annum of Tenants Full Repairing and Insuring terms subject to a schedule of condition.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

We understand: Commercial Rateable Value 2023/2024 £9,300, Rates Payable £4,641

### Mortgage Services

We offer a no obligation mortgage service through Q Financial Services. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

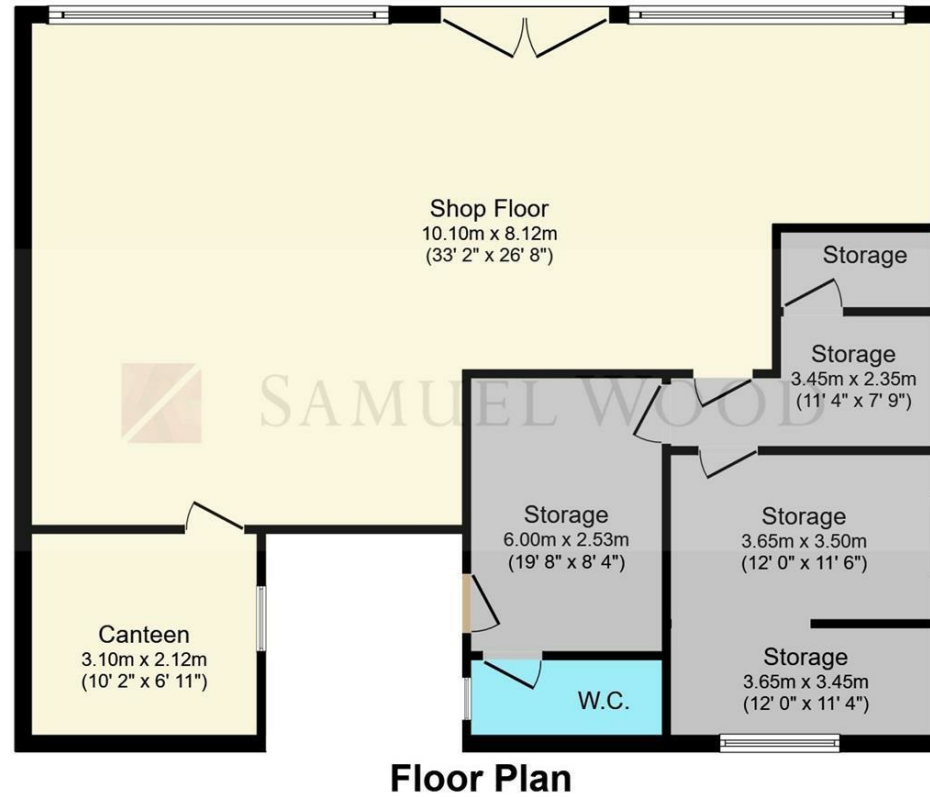
Church Stretton is located approximately 13 miles of Shrewsbury, with Ludlow being approximately 15 miles to the south. The town benefits from a railway station together with closed access to the A49 trunk road. From the A49 continue into the centre of Church Stretton, proceed into Sandford Avenue where the property is located on the left-hand side as indicated by the Samuel Wood for sale notice.







## Floor Plans



Total floor area 111.1 sq.m. (1,196 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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