



 SAMUEL WOOD



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18 Windsor Place, Church Stretton, Shropshire, SY6 6BG

Offers In The Region Of £285,000



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# 18 Windsor Place

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- Popular Town Location
- Off- Street Parking and Private Gardens
- Gas-Fired Central Heating
- Well Presented
- Three Bedrooms
- Views Over Surrounding Countryside

Samuel Wood are delighted to offer to market this 3 bedroomed semi-detached property located on the fringe of Church Stretton town centre. Offering well planned and well proportioned accommodation throughout, with enclosed, established gardens and off-road parking.

Church Stretton town is a level walk away with all its 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.

Windsor place is conveniently located near the A49, being 13 miles south of Shrewsbury and is also well placed for access to Telford, Ludlow, Craven Arms and Much Wenlock with the picturesque Carding Mill Valley nearby.

Viewing is highly recommended by appointment with Samuel Wood, EPC 'C'.



Accommodation comprises of: Entrance Hall, Cloakroom/W.C., Living Room, Kitchen/Dining Room, 3 Bedrooms and a Bathroom. Described on more detail as follows:

## Entrance

Access to the property from the front path, step up four steps with handrail and outside light with motion sensor to composite front door with two vertical opaque windows and door viewers. A door leads into

## Cloakroom W.C.

Fitted with a suite in white comprising of low flush W.C. and wash hand basin. Having a window with opaque glass to front aspect.

## Living Room 14'9" x 14'7" (4.50 x 4.46)

A lovely and light room with window to the front aspect and stairs rising to first floor landing, a door leads to

## Kitchen / Dining Room 14'5" x 10'9" (4.40 x 3.28)

Having space for dining room table and chairs, this light open-plan kitchen / dining room is fitted with a modern range of units and drawers. The heat resistant worktop is inset with a stainless steel 1.5 bowl sink unit with mixer filler tap, four ring gas hob with integrated electric oven beneath and extractor hood with light over. Having space for fridge freezer, planned space and plumbing for washing machine, part tiled flooring, ceiling downlights, window over rear aspect and French doors lead out to rear garden.




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### First Floor

A staircase rises from the living room to the first floor landing, with doors leading off to all first floor rooms. With loft hatch with ladder, loft has power and lighting.

### Bedroom 1 12'2" x 8'1" (3.73m x 2.47m)

A principle bedroom with built-in double wardrobe with sliding mirror fronted doors, window to the front elevation, centre ceiling light and fitted carpet.

### Bedroom 2 11'3" x 8'1" (3.43 x 2.47)

Having built-in wardrobe, window overlooking rear garden, centre ceiling light and fitted carpet.

### Bedroom 3 8'0" x 6'4" (2.46 x 1.94)

With centre ceiling light, fitted carpet and window overlooking rear garden.

### Bathroom 8'7" x 6'2" (2.64 x 1.89)

A good sized bathroom fitted with a modern suite in white comprising of pedestal wash hand basin, panelled bath with shower over, low flush W.C., tiled splash areas, tiled flooring, extractor unit, airing cupboard and window with opaque glass to front elevation.

### Outside

To the front, the property is approached over a paved pathway with steps leading up to the formal reception area. The pathway is flanked to either side by lawn, to the side is a driveway with parking for 2 vehicles. To the rear of the property is a good sized garden set over 2 levels, with the first level having paved area abutting the property with space for table and chairs, with floral and herbaceous beds for ease of maintenance and a garden shed with pathway. Separated by a high fence with steps with handrails, the lower level being laid to lawn and bordered by floral beds, mature trees and wooden fencing with access gate to driveway.

### Services to the property

We understand that mains water, electricity, drainage and gas are connected to the property. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 16Mbps, superfast 80Mbps. Windows and doors are double glazed.

### Local Authority

Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND

Tel 0345 6789000



### Council Tax

Band: B

### Tenure

We understand that the tenure is Freehold.

### Viewings

Contact Craven Arms Office on: 01588 672728

Email: [cravenams@samuelwood.co.uk](mailto:cravenams@samuelwood.co.uk)

### Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: [andy@samuelwood.co.uk](mailto:andy@samuelwood.co.uk)

### Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, 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

From the traffic lights on the A49, head towards the town centre and over the railway bridge. Turn immediately right into Essex Road and continue past the Fire and Police Stations, the turning to Windsor Place will be found on the right hand side. Enter the cul-de-sac and the property will be found straight ahead of you.



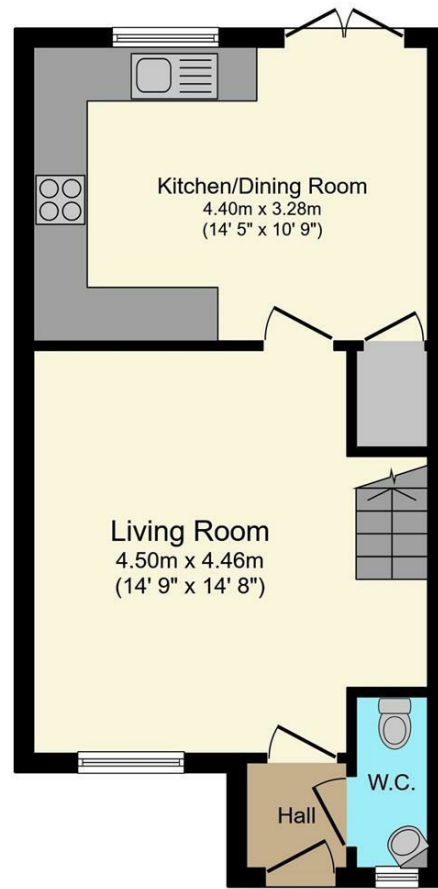


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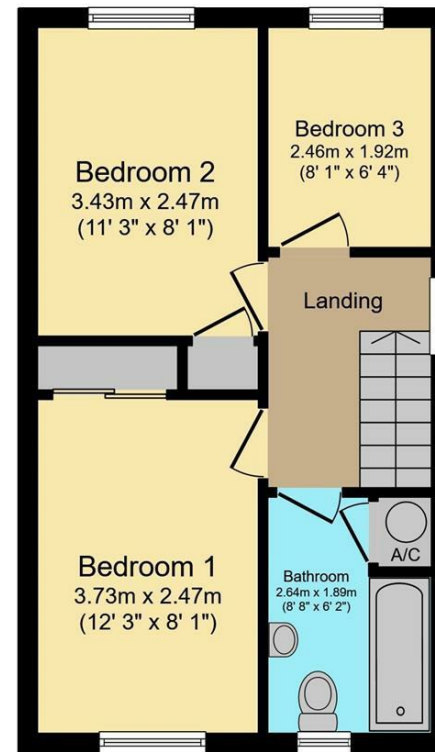


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## Floor Plans



**Ground Floor**



**First Floor**

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

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

Tel: 01588 672728 | [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)