



 SAMUEL WOOD



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Fieldside, Crossways, Church Stretton, Shropshire, SY6 6PQ

Offers In The Region Of £350,000



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Crossways, Church Stretton, Shropshire, SY6 6PQ



- Period Semi-Detached Home
- Off-Road Parking
- Good Transport Link, Near Railway Station
- Three Double Bedrooms Over Three Levels
- Well Appointed Kitchen / Diner
- Near Town Location
- Well Presented Throughout
- Enclosed Rear Garden
- Two Reception Rooms Plus Garden Room
- EPC Rating D

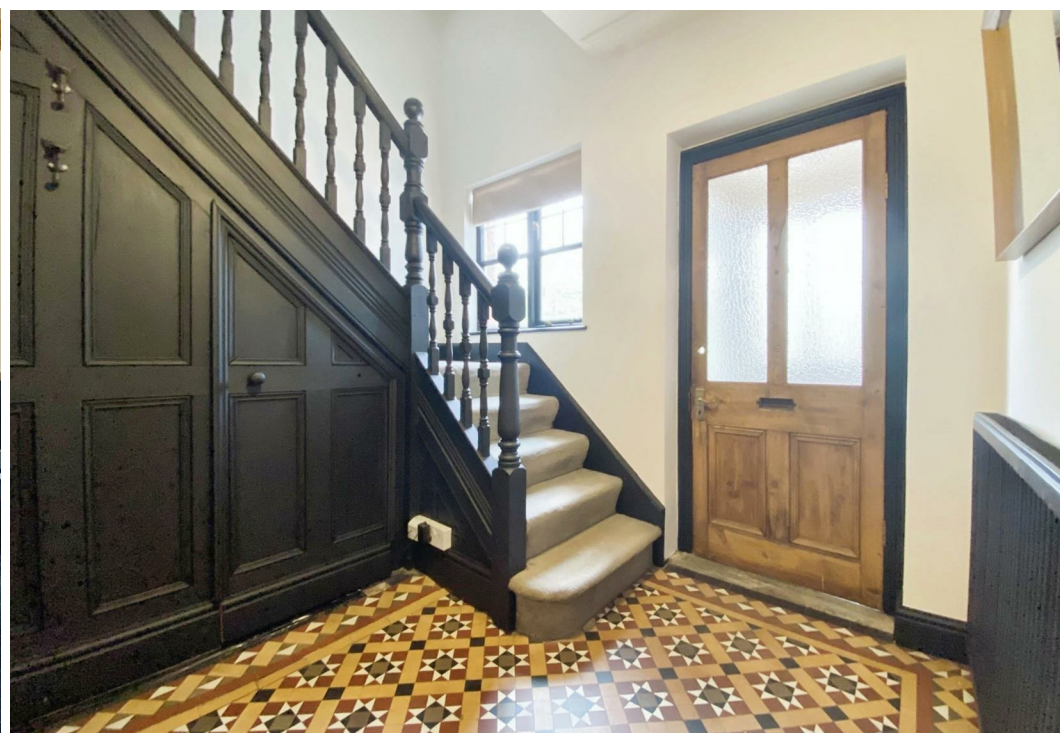
Just moments away from the charming town of Church Stretton, lies "Fieldside" - a quintessential period residence boasting charm and character. This delightful 3-bedroom property spans three levels, providing ample space for comfortable living and modern convenience. This lovingly maintained home presents an ideal opportunity for those seeking a characterful property with great commuter links.

Fieldside enjoys a sought-after location within walking distance of the mainline railway station, Church Stretton offer a range of amenities, including independent shops, supermarket, schools, restaurants, cafes, public houses, essential services and recreational facilities. Residents can enjoy easy access to stunning walking trails, scenic viewpoints, and outdoor pursuits within the renowned Shropshire Hills Area of Outstanding Natural Beauty.

As you step into Fieldside, you're greeted by a welcoming reception hall exuding period features and tasteful decor. The ground floor comprises a welcoming entrance hall leading to a cozy lounge, perfect for relaxing evenings by the fireplace. The fully fitted kitchen / breakfast room features ample cabinet storage with heat resistant countertops inset 1.5 bowl stainless steel sink unit, ceramic hob, built-in eye-level oven and planned space and plumbing for washing machine. Adjacent is the dining room, perfect for family gatherings or formal entertaining, with feature fireplace and built-in storage and bookshelves. Walk through the dining room into a contemporary garden room that seamlessly merges indoor comfort with versatile outdoor space, the garden room is designed with double doors and roof windows, allowing natural light to flood the space.

Ascending to the first floor, you'll find two generously sized bedrooms and a study, each bedroom is adorned with period details and offering comfortable retreats. Completing this level is a well-appointed family bathroom, providing both functionality and style, with a suite in white comprising panel bath, walk-in shower, vanity unit inset wash hand basin and a W.C. Venturing up to the second floor reveals the third bedroom, this versatile space is complemented by a walk-in wardrobe and roof windows. Fieldside is complemented by a well designed garden, offering an outdoor sanctuary perfect for relaxation, the patio area abutting the property offers space for table and chairs, ideal for al fresco dining. The well-maintained lawn provides an area for outdoor activities and entertaining guests. The property benefits from one off-road parking space to the front, ensuring convenience for residents.







Directions

From the Samuel Wood branch, 3 The Square, Church Stretton, take High St (B5477) for 50m before turning right onto Sandford Ave (B4371). Continue to the end of the road, junction with A49, turn right onto Crossways/A49, after approximately 150m, Fieldside will be on your left hand side identified by the agents for sale board. Shrewsbury is approximately 13 miles north and the A5 north via Oswestry takes you towards Chester, east via the A5 / M54 leads to Telford, Wolverhampton and Birmingham. The A49 south from Church Stretton takes you to Ludlow (14 miles) and beyond to the Marches and South Wales. Church Stretton Railway Station is approximately 150m away from Fieldside and sits on the main Manchester to Cardiff railway line.

Services: We understand that the property has mains gas, mains electricity, mains water supply and mains drainage connected.

Broadband Speed: Basic 18 Mbps, Superfast 72 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council
 The Shirehall
 Abbey Foregate
 Shrewsbury
 Shropshire
 SY2 6ND
 Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

Referral Services: 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.

To appreciate the unique period charm of Fieldside, we highly recommend arranging a viewing. Please call: 01588 672728, or Email: cravenams@samuelwood.co.uk





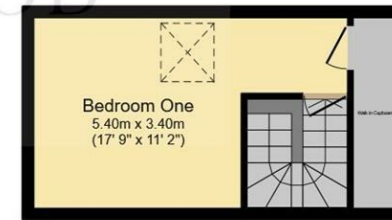
Floor Plans



Ground Floor



First Floor



Second 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
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