



SAMUEL WOOD

23B High Street, Church Stretton, SY6 6BX  
Offers In The Region Of £180,000





Situated in the heart of Church Stretton, this charming two-bedroom flat on High Street offers a delightful blend of comfort and convenience. The property is exceptionally well presented, making it an ideal choice for those seeking a second home or a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that has a wonderful combination of modern living with character features. The flat boasts two generously sized bedrooms each with natural light and views of the surrounding town. The well-appointed bathroom adds to the overall appeal, ensuring that all your needs are met.

The prime location of this flat places you within easy reach of local amenities, picturesque countryside, and the stunning Long Mynd and Carding Mill Valley. It is perfect for outdoor enthusiasts and those who appreciate the beauty of nature. Whether you are looking to enjoy leisurely strolls, explore charming shops, or indulge in delightful dining options, everything is just a stone's throw away.

This lovely flat is not only a wonderful living space but also a fantastic investment opportunity. With its attractive features and superb location, it is sure to capture the interest of discerning buyers. Do not miss the chance to make this delightful property your own.

- Top floor Flat
- Prime town centre location
- 2 Bedrooms
- Bathroom plus En-suite
- EPC Band: D
- No Onward Chain

### Hallway

Located on the top floor this light and airy hallway with doors to two double bedrooms, a spacious living area and modern kitchen and Bathroom.

### Open Plan Living Room

A large light characterful room with windows to the front of the property overlooking The Square. Spotlights, beams, and wall mounted electric radiators. Leading through to...

### Kitchen 12'9" x 9'10" (3.90 x 3.00)

This modern kitchen has plenty of worktop space and cupboards, to include a separate under counter fridge and freezer, washer dryer and dishwasher, stainless steel sink, electric hob and oven underneath with an extractor fan. A window at the rear of the kitchen lets in natural light.

### Bedroom 1 17'0" x 9'10" (5.20 x 3.00)

A spacious double bedroom, offers views from the two windows overlooking the back of the property. Plenty of sockets, and an Electric radiator. Door to en-suite W.C.

### En-suite 3'11" x 3'3" (1.20 x 1.00)

With W.C., sink and hot water cylinder in cupboard.

### Bathroom 6'6" x 5'6" (2.00 x 1.70)

Bath with shower above, W.C and sink with cupboards underneath. Electric towel rail.

### Bedroom 2 11'1" x 10'9" (3.40 x 3.30)

Another Double bedroom with window overlooking the High Street. Spotlights and electric radiator.

### Mortgage Referrals

We offer a no-obligation mortgage service through our 'in house' Financial Advisor. Please ring us on 01588 672728 and 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.

### Tenure

We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 116 years remaining

Ground Rent: tbc

Service Charges tbc:

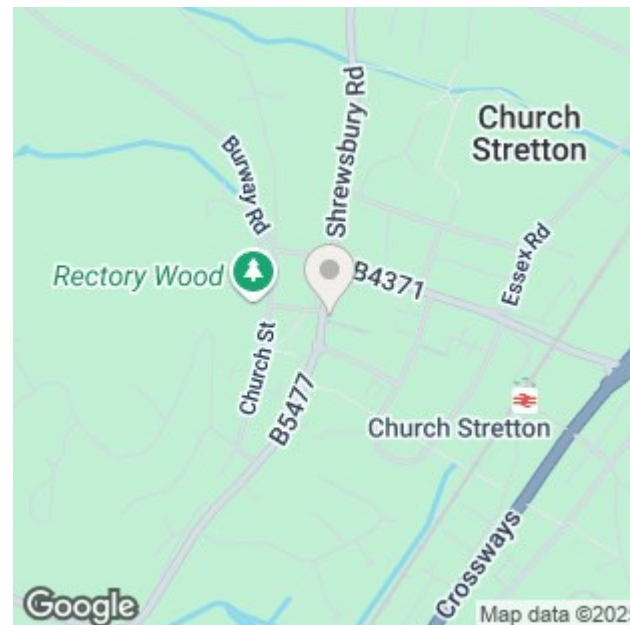
### Viewings

Viewings are strictly by appointment, so please contact the Craven Arms office on 01588 672728 or email us on [cravenams@samuelwood.co.uk](mailto:cravenams@samuelwood.co.uk). For out of office enquiries, please call Vicki Oldhams on 07396 879139.

### Services

Mains Water, Electric and drainage. Electric heating with individual controls to adjust the temperature from each unit.

Council Tax Band B, Payments made to Shropshire Council.





Floor Plans



**Floor Plan**  
Floor area 66.3 m<sup>2</sup> (713 sq.ft.)

**TOTAL: 66.3 m<sup>2</sup> (713 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.