



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Ravelston, 7 St. Andrews Close, Hope Bowdler,  
Church Stretton, SY6 7EN**

**£625,000 Region**

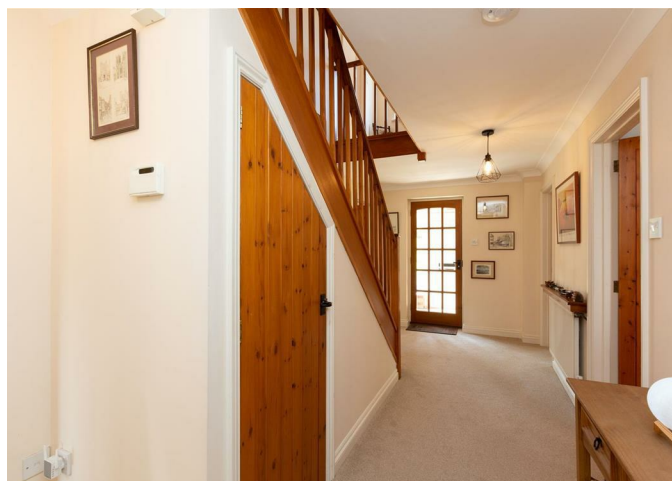
To view this property please call us on **01743 236 800** Ref: C7362/GM/KQ

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# An immaculate and beautifully presented, four bedroom detached house.

This immaculate and beautifully presented, four bedroom detached house has been much improved by the current owners to provide well planned and well proportioned accommodation with all rooms presented to an exacting standard. The accommodation briefly comprises; entrance porch, entrance hall, lounge, dining room, kitchen/breakfast room, conservatory, study, cloakroom, utility room, master bedroom with dressing room and en-suite bathroom, three further bedrooms and principal bathroom. Detached double garage and parking. Good sized and beautifully presented front and rear gardens. The property benefits from oil fired central heating with a newly installed tank, PV Solar panels (owned outright) and recently replaced uPVC double glazing. NO UPWARD CHAIN.

The property occupies a beautiful setting in this small village cul-de-sac, in the attractive and popular village of Hope Bowdler, which is approximately 1.5 miles from Church Stretton. Church Stretton offers an excellent range of amenities including primary and secondary schools, rail and bus services, doctors, dentists and vets, a variety of public houses and restaurants, co-op supermarket and the surrounding hills provide a wonderful opportunity for recreational pursuits. The nearby town of Shrewsbury, Much Wenlock, Telford and Ludlow are also easily accessible.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

Composite entrance door  
Window to the side  
Exposed stone wall  
Tiled floor

### ENTRANCE HALL

Understairs store cupboard

### CLOAKROOM

Wash hand basin, wc

### DINING ROOM

14'10" x 11'0" (4.53m x 3.35m)  
Window to the front

### LOUNGE

12'9" x 20'5" (3.88m x 6.23m)  
Windows to the front and side  
Attractive fireplace with exposed stone and coal flame effect fire inset

### KITCHEN / BREAKFAST ROOM

11'5" x 20'5" (3.49m x 6.23m)  
Fitted with a wide range of matching oak units with granite worktops over and tiled splash  
Wide range of integrated appliances  
Oak breakfast bar  
Tiled floor  
Window overlooking the rear garden  
Ceiling spotlights  
Folding doors to:

### CONSERVATORY

Two doors leading to rear garden  
Tiled floor  
Recently replaced polycarbonate roof  
Door to:

### UTILITY

10'8" x 8'1" (3.24m x 2.46m)  
Fitted with a range of wall and base units comprising of cupboards and drawers with worktops over and tiled splash  
Floor standing oil fired central heating boiler  
Space and plumbing for white goods  
Tiled floor  
Window to the rear

### STUDY

10'8" x 11'0" (3.24m x 3.35m)  
Windows to the side and rear overlooking the garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with window to the front with a pleasing outlook, built in airing cupboard.

### MASTER BEDROOM

11'1" x 11'3" (3.37m x 3.43m)  
Bay window to the front with a pleasing outlook  
Opening to:

### DRESSING ROOM

7'9" x 10'2" (2.37m x 3.10m)  
Range of fitted wardrobes  
Window to the rear overlooking the garden

### EN SUITE BATHROOM

Panelled bath with shower attachment  
Double width shower cubicle  
Wash hand basin, wc  
Tiled walls and floor  
Ceiling spotlights  
Wall mounted heated towel rail

### BEDROOM 2

16'5" x 10'10" (5.01m x 3.30m)  
Built in double wardrobe  
Windows to the front and side with pleasing outlooks

### BEDROOM 3

10'8" x 9'8" (3.24m x 2.95m)  
Built in double wardrobes

### BEDROOM 4

10'8" x 8'6" (3.24m x 2.59m)  
Built in double wardrobe

### BATHROOM

Panelled bath with hand held shower attachment  
Tiled shower cubicle  
Wash hand basin, wc  
Tiled walls and floor  
Bay window to the front  
Ceiling spotlights  
Wall mounted heated towel rail

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

Twin double doors and PV Panels being attached to the rear, providing a good annual income.

The property is approached through a wooden pedestrian gate over a paved pathway, which provides access to the reception area. Good sized and neatly kept front garden mainly laid to lawn with a patio area, herbaceous shrub borders and mature hedging providing privacy. Spacious gravelled driveway approached through five bar wooden entrance gates providing ample parking and turning space.

Paved paths lead around to either side of the property to the rear, where there is a further terrace, lawn area, well stocked floral shrub beds and borders, dwarf stone walling, patio steps and garden shed.

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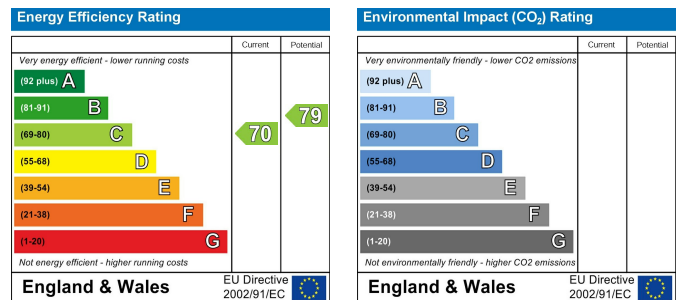
FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed straight over the A49 at the traffic lights and up Sandford Avenue towards Much Wenlock. Follow this road into Hope Bowdler and as the road goes down into the village, turn right towards Ticklerton and immediately left into St Andrews Close, where the property is the first found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

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

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



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