



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**48 Stretton Farm Road, Church Stretton, SY6 6DX**

**£399,000 Region**

To view this property please call us on **01743 236 800** Ref: C7442/GM/KQ

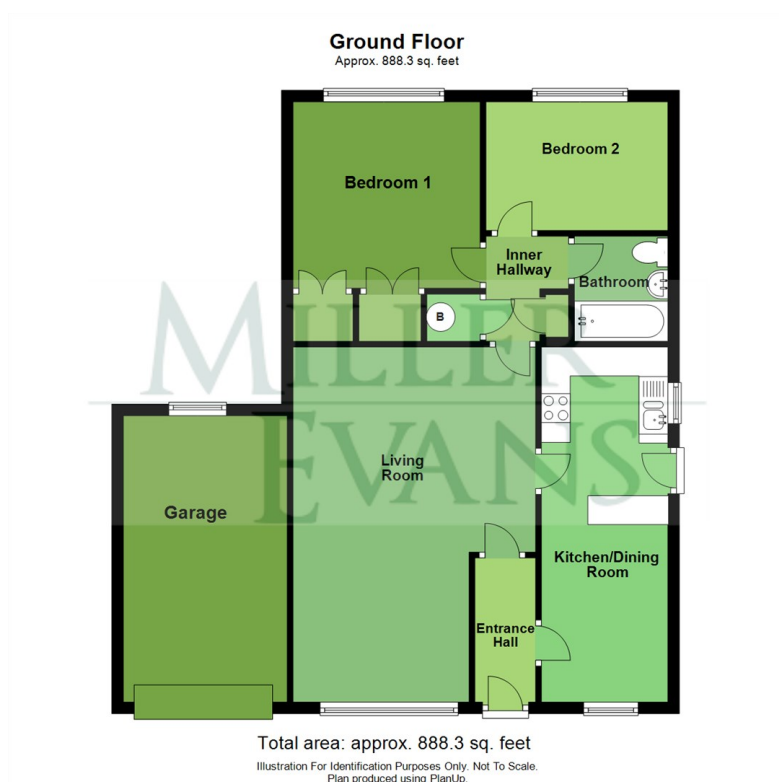
# A neatly kept and well presented, two bedroom, detached bungalow.

This neatly kept and well presented, two bedroom detached bungalow provides well planned and well proportioned accommodation throughout, briefly comprising; entrance hall, kitchen/dining room, spacious L shaped living room, inner hallway with storage, two double bedrooms and principal bathroom. Attached garage and parking. Good sized and neatly kept front and rear gardens. The property benefits from gas fired central heating and PVCu double glazing.

This property occupies a pleasant end of cul-de-sac position, offering a high degree of privacy and enjoys views of the surrounding Stretton Hills. Stretton Farm Road is a highly sought after residential part of Church Stretton and is within easy walking distance of all town centre amenities, including rail and bus services, doctors and dentists, local shops, co-op supermarket, public houses and restaurants, good schools and the local community centre.



## FLOOR PLANS



## INSIDE THE PROPERTY

### ENTRANCE HALL

Wood flooring  
Part glazed entrance door

### L SHAPED LIVING ROOM

20'3" x 13'10" (6.17m x 4.21m)  
Window to the front  
Flame effect wall mounted fire

### KITCHEN / DINING ROOM

20'3" x 7'2" (6.17m x 2.19m)  
Fitted with a range of matching wall and base units with worktops over  
Integrated four ring ceramic hob, cooker over and electric oven beneath  
Wood flooring  
Fitted breakfast bar with worktop over, cupboards beneath and space for fridge and freezer  
Windows to the side and front  
Door to rear garden

### INNER HALLWAY

Built in cloaks cupboard  
Further store cupboard housing gas fired central heating boiler  
Access to roof space

### BEDROOM 1

10'8" x 10'8" (3.24m x 3.25m)  
Two built in wardrobes  
Window to the rear overlooking the garden



### BEDROOM 2

7'4" x 10'4" (2.24m x 3.16m)  
Window to the rear overlooking the garden

### BATHROOM

Modern white suite comprising;  
Panelled bath with shower unit over  
Pedestal wash hand basin, wc  
Wall mounted heated towel rail  
Tiled walls  
Ceiling spotlights

### OUTSIDE THE PROPERTY

#### ATTACHED GARAGE

Up and over door, concrete floor, power and lighting.  
Window to the rear

The property is approached over a private driveway providing parking and vehicular access to the garage. Neatly kept front garden laid to lawn.

There is a particularly good sized REAR GARDEN boasting a stunning outlook of the surrounding Stretton Hills. Large lawn area, well established trees and mature shrubs. Covered seating area. Paved patio.

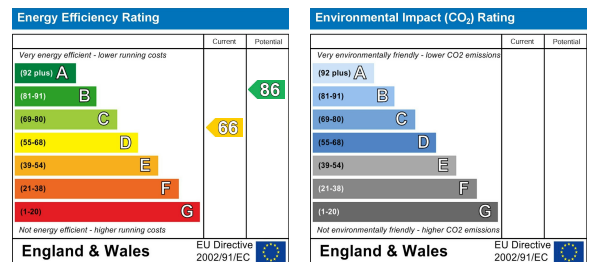


## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton town centre, proceed south towards Ludlow Road. Proceed over the mini-island, taking the second left onto Stretton Farm Road. Continue into the Cul-de-sac, bearing right where the property will be found on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### 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: D

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: 

 The UK's number one property website

Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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