



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**18 Essex Road, Church Stretton, SY6 6AX**

**£296,000 Region**

To view this property please call us on **01743 236 800** Ref: C7451/WM/KQ

# A charming three bedroom end terraced house, requiring some modernisation.

This charming, three bedroom, end of terrace property requires some modernisation and improvement. The well planned accommodation briefly comprises; entrance hall, lounge, kitchen/dining room, conservatory, downstairs shower room, three good sized bedrooms and a WC. Front & rear gardens. Parking. The property benefits from gas fired central heating and double glazing.

The property is pleasantly situated in this popular residential area of Church Stretton, only a short distance from the town centre where there is an excellent range of amenities including schools, a rail service, recreation fields, the Co op supermarket and doctor's surgery. The picturesque Carding Mill Valley is also a short walk away and the nearby towns of Shrewsbury, Ludlow and Much Wenlock are also easily accessible.



## FLOOR PLANS



Total area: approx. 1004.4 sq. feet

Illustration For Identification Purposes Only Not To Scale  
Plan produced using PlanUp.

---

## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

13'11" x 14'10" (4.23m x 4.53m)  
Feature fireplace

### KITCHEN

8'10" x 12'11" (2.70m x 3.94m)

### CONSERVATORY

### REAR LOBBY

### SHOWER ROOM

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

10'8" x 6'7" (3.26m x 2.00m)  
Window to front, fireplace, Storage cupboard, door to:

### SEPARATE WC

### BEDROOM 2

12'0" x 9'7" (3.67m x 2.92m)

### BEDROOM 3

8'10" x 8'4" (2.69m x 2.53m)

## OUTSIDE THE PROPERTY

The property is approached over a paved driveway providing parking space, flanked by front garden laid to lawn with floral and shrubbery beds and borders.

Spacious REAR GARDEN laid to lawn enclosed by a wooden fence and a conifer hedge.

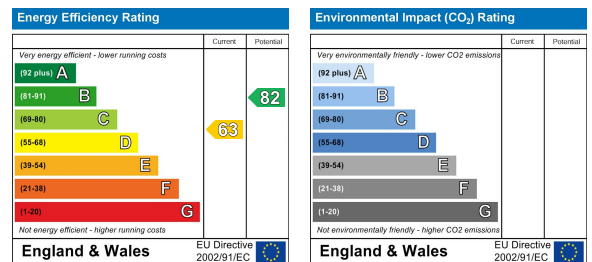


## HOW TO FIND THIS PROPERTY

When approaching from the traffic lights on the A49 at Church Stretton, turn right onto Sandford Avenue and over the railway bridge. Turn immediately right again onto Essex Road and continue past the Fire and Police Station. Proceed along Essex Road where the property will then be found.



## 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: A

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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones