



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Church Cottage, 3 Rushbury, Church Stretton, SY6 7EB

**Offers In The Region
Of £449,995**

To view this property please call us on **01743 236 800** Ref: C7467/WM/KQ

A particularly attractive, three bedroom, detached period cottage.

This charming, well presented detached three bedroom period cottage provides well planned accommodation throughout and boasts a wealth of period features, including exposed walls and ceiling beams. The accommodation briefly comprises; entrance porch, living room with Inglenook fireplace, kitchen, pantry, conservatory, utility, downstairs bathroom. Three bedrooms and shower room to the first floor. Enclosed gardens for ease of maintenance. Garage and parking.

The property is pleasantly situated in the heart of the picturesque village of Rushbury 19 miles south of Shrewsbury and 6 miles from Church Stretton. Local amenities within the village of Rushbury include a Primary School and Church, whilst in the nearby town of Church Stretton are a wider range of amenities including both Primary and Secondary Schools, a wide range of shops, Cafes and Restaurants, a Railway Service and the town is also within comfortable travelling distance of Much Wenlock, Craven Arms, Ludlow, Bishops Castle and Telford.



INSIDE THE PROPERTY

ENTRANCE PORCH

LIVING ROOM

13'10" x 15'4" (4.21m x 4.67m)

Inglenook fireplace

Window to the fore

Double doors to Conservatory

KITCHEN

13'10" x 11'8" (4.21m x 3.56m)

Fitted with a range of matching wall and base units

Central island unit

INNER HALL

PANTRY

8'1" x 3'8" (2.47m x 1.13m)

Window

BATHROOM

Panelled bath set into a tiled surround

Wash hand basin, wc

Window to the rear

Large store cupboard

CONSERVATORY

Doors to rear garden

Door to:

UTILITY

5'1" x 9'7" (1.56m x 2.91m)

Space and plumbing for washing machine

Door to rear garden

Hatch to garage.

STAIRCASE rising from kitchen to FIRST FLOOR LANDING

BEDROOM 1

13'7" x 15'4" (4.14m x 4.67m)

Fitted wardrobes

Window and skylight

BEDROOM 2

11'9" x 11'3" (3.57m x 3.43m)

Fitted wardrobes

Window

BEDROOM 3

9'5" x 7'3" (2.86m x 2.21m)

Window

SHOWER ROOM

Wash hand basin, wc

Shower cubicle

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

Up and over door.

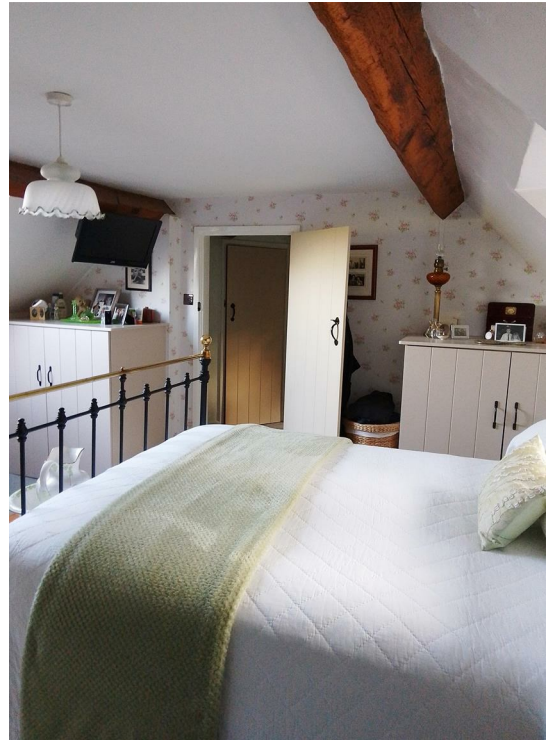
Overhead storage

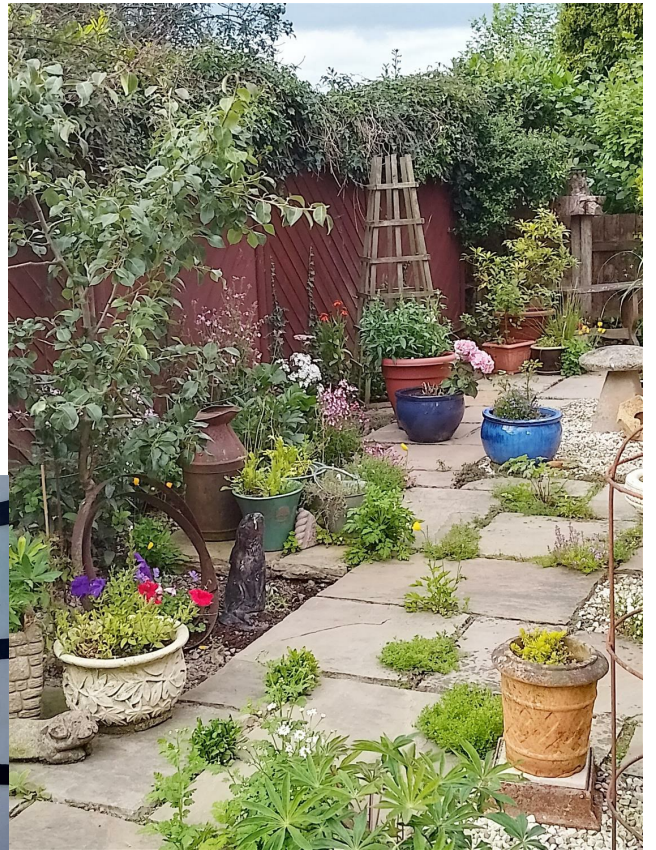
The property is approached over a driveway providing ample parking and access to the garage.

Fully enclosed REAR GARDEN laid to paving for ease of maintenance with raised vegetable planters and shrub beds.









FLOOR PLANS ...

Ground Floor
Approx. 833.1 sq. feet



First Floor
Approx. 500.6 sq. feet



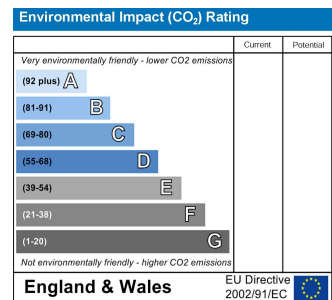
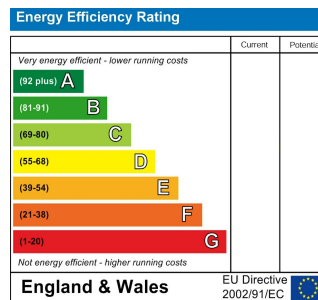
Total area: approx. 1333.7 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching Church Stretton on the A49 turn at the traffic lights heading towards Much Wenlock on the B4371. Follow the road for about 3 miles and on reaching the village of Wall under Haywood, turn right and then immediately left towards Rushbury, Follow the road into the centre of the village and the property will be found on the right hand side, directly opposite the Church.

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:



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4 Barker Street, Shrewsbury SY1 1QJ

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Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

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