



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

85 Sandford Avenue, Church Stretton, SY6 7AB

£900,000 Region

To view this property please call us on **01743 236 800** Ref: C7462/WM/KQ

A well presented and much improved, six bedroom detached Edwardian property.

This detached, six bedroom, Edwardian property has been much improved by the present owners to provide well planned, spacious accommodation to include; porch, entrance hall, dining room, breakfast room, kitchen, living room with superb balcony/terrace, cloakroom and utility. Master bedroom with dressing room and en-suite, bedroom two and family bathroom to the first floor. Four bedrooms and bathroom to the second floor. Outside there is a detached garage and ample parking. The property benefits from gas fired central heating and double glazing.

The property is pleasantly situated in a particularly sought after residential area in Church Stretton and occupies a good sized plot with well established gardens. Sandford Avenue is only a short distance from Church Stretton town centre where there are a wide range of amenities including Primary and Secondary Schools, a rail service, doctors and dentists, Co op supermarket, a local butcher, Church and a range of cafes, bars and restaurants. Church Stretton is also well placed for access to nearby towns including Ludlow, Craven Arms, Shrewsbury, Much Wenlock and Telford.



INSIDE THE PROPERTY

PORCH

ENTRANCE HALL

DINING ROOM

13'6" x 11'1" (4.11m x 3.38m)
Bay window to the front
Chilli Penguin log burner

BREAKFAST ROOM

13'6" x 11'0" (4.11m x 3.36m)
Bay window to the front
Opening to:

KITCHEN

11'0" x 14'10" (3.36m x 4.51m)
Fitted with a range of matching wall and base units
Central island unit
Smeg Induction Range cooker

LIVING ROOM

26'7" x 15'2" (8.09m x 4.62m)
A superb light and airy room with windows to side and 'Lantern'
Bi-folding doors to a large Balcony/Terrace (21'5" x 30'9") with glass
balustrade providing unrivalled views
Charnwood log burner
Underfloor heating
Sliding doors to:

UTILITY

15'2" x 9'6" (4.63m x 2.89m)
Range of base units with sink
Door to driveway

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

13'1" x 9'8" (3.98m x 2.95m)
Window to the fore
Opening to:

WALK IN DRESSING ROOM

Hammonds fitted wardrobe
Window to the rear

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc
Windows to the rear

BEDROOM 2

13'1" x 11'0" (3.98m x 3.35m)
Window to the fore
Hammonds fitted wardrobes

FAMILY BATHROOM

Free standing roll top bath
Walk in shower
Wash hand basin, wc
Window

STAIRCASE continues to SECOND FLOOR BEDROOM

BEDROOM 3

12'11" x 11'0" (3.93m x 3.35m)

BEDROOM 4

12'5" x 11'0" (3.79m x 3.35m)

BEDROOM 5

12'11" x 10'7" (3.93m x 3.22m)
(Currently used as an office)

BEDROOM 6

12'5" x 10'7" (3.79m x 3.22m)
(Currently used as a store room)

BATHROOM

Shower cubicle
Wash hand basin, wc
Skylight

OUTSIDE THE PROPERTY

DETACHED GARAGE

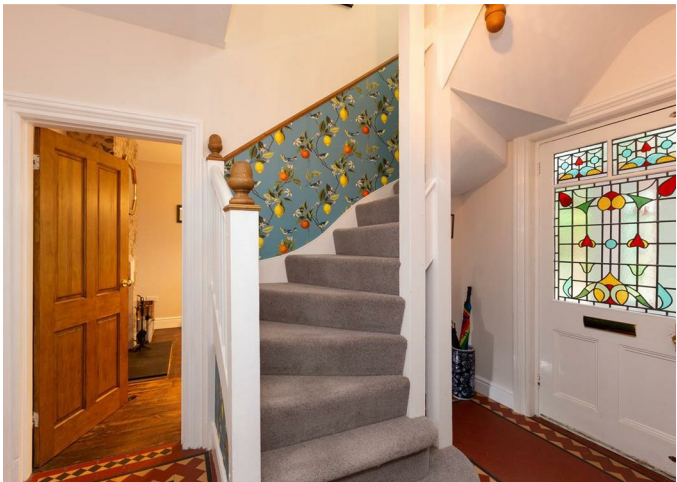
13'0" x 24'0" (3.96m x 7.32m)
Remote controlled roller door
Power and lighting
Electric car charging point

The property is approached over a large private forecourt which provides ample parking and turning space and access to the reception area. The front garden is neatly kept and mainly laid to lawn bordered by mature flowers and shrubs.

To the left hand side of the property is a gated area which provides further parking and access to the DETACHED GARAGE.

Good sized, well stocked landscaped REAR GARDEN mainly laid to lawn with a variety of flowers, shrubs, pond, vegetable garden and firepit area.









FLOOR PLANS ...

Ground Floor

Approx. 1243.7 sq. feet



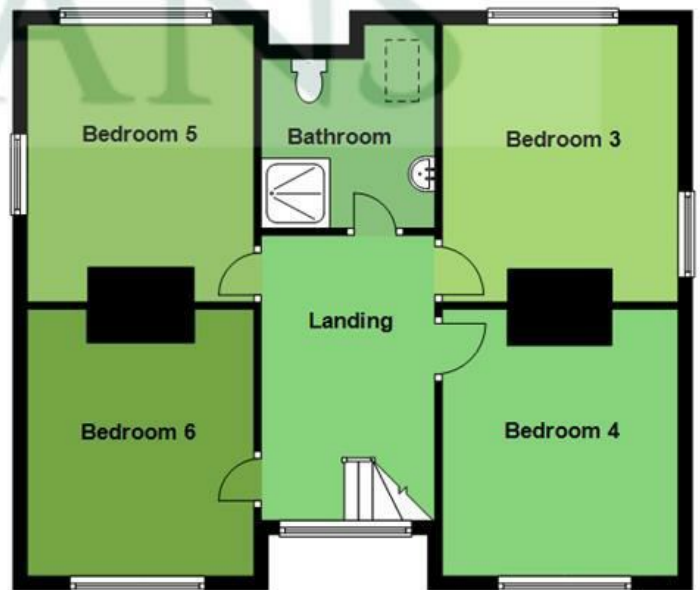
First Floor

Approx. 734.4 sq. feet



Second Floor

Approx. 746.6 sq. feet



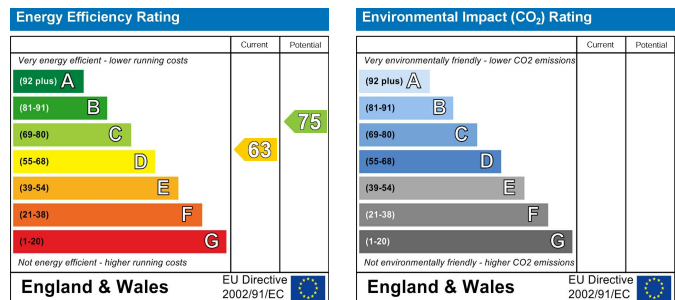
Total area: approx. 2724.7 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from the traffic lights on the A49 turn left onto the Much Wenlock Road and proceed up Sandford Avenue where the property will be found on the left hand side after a short distance.

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: 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

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