



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Stillbrook, 29 Ludlow road, Church Stretton, SY6 6AB**

**£625,000 Region**

To view this property please call us on **01743 236 800** Ref: C7472/WM/KQ

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# A spacious, well presented, three bedroom detached chalet bungalow.

This spacious, well presented, three/four bedroom detached property provides well planned accommodation with rooms of pleasing dimensions. The property briefly comprises; porch, entrance hall, dining room, kitchen/breakfast room, utility, living room, downstairs bedroom with en suite shower room, second shower room. Master bedroom with en suite shower room and second bedroom to the second floor. Double garage, ample parking and a spacious rear garden.

The property occupies a pleasant position and boasts a beautiful outlook of the surrounding Stretton Hills. The property is within walking distance of Church Stretton town centre, with its wide range of thoroughfares, including bus and rail services, primary and secondary schools, co-op supermarket and range of restaurants and cafes. The surrounding hills also provide wonderful opportunity for recreational pursuits.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### HALLWAY

### DINING ROOM

13'6" x 8'3" (4.12m x 2.52m)  
Window to the side

### SHOWER ROOM

Shower cubicle  
Wash hand basin, wc  
Window

### KITCHEN

10'5" x 10'7" (3.17m x 3.23m)  
Range of matching wall and base units  
Window to the rear  
Opening to:

### BREAKFAST AREA

10'5" x 7'1" (3.17m x 2.16m)  
Window to the rear

### UTILITY ROOM

10'5" x 6'10" (3.17m x 2.08m)  
Door to rear garden  
Window

### LIVING ROOM

15'5" x 15'11" (4.69m x 4.86m)  
Fireplace  
Sliding doors to rear garden

### BEDROOM 1

13'4" x 19'8" (4.06m x 5.99m)  
Built in wardrobes  
Window to the fore

### EN SUITE BATHROOM

Panelled bath  
Wash hand basin, wc  
Bidet

STAIRCASE rising from hallway to FIRST FLOOR LANDING  
with access to store cupboard

### BEDROOM 3

17'7" x 19'11" (5.37m x 6.07m)  
Access to eaves storage  
Skylight  
Window to the rear

### EN SUITE SHOWER ROOM

Shower cubicle  
Wash hand basin, wc

### BEDROOM 2

20'4" x 15'0" (6.19m x 4.56m)  
Built in wardrobes  
Access to eaves storage  
Window to side and rear

### OUTSIDE THE PROPERTY

### DOUBLE GARAGE

Electric up and over door  
Storage

The property is approached over a spacious driveway providing ample parking and turning space and access to the garage. Front Garden laid to lawn with floral and shrubbery borders and mature hedging.

Well designed REAR GARDEN enjoying superb views of the surrounding Stretton Hills, laid to lawn with paved patio area with shrubbery borders, mature fruit trees and vegetable plot. The garden extends down to a brook.

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# FLOOR PLANS ...



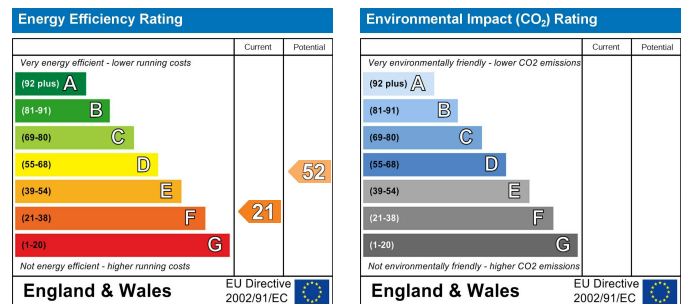
Total area: approx. 2504.5 sq. feet

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

## HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton, proceed south on the Ludlow Road, towards Little Stretton, where the property will eventually be found on your 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: 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:



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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