



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Flat 3, Sandford Gardens, Hazler Crescent, Church  
Stretton, SY6 7AH**

**£175,000 Region**

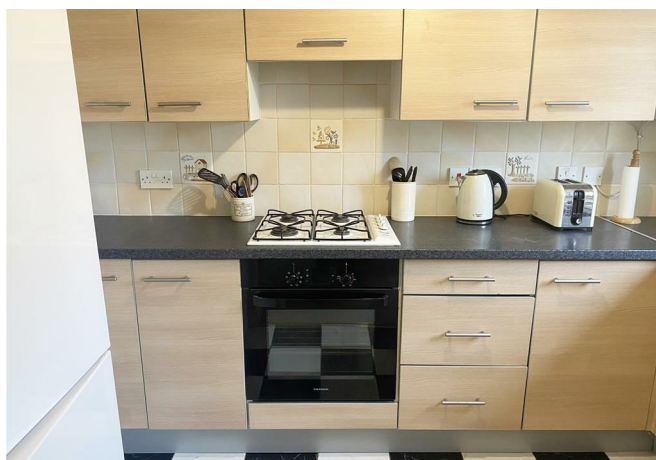
To view this property please call us on **01743 236 800** Ref: C7481/WM/KQ



# A spacious two bedroom ground floor apartment.

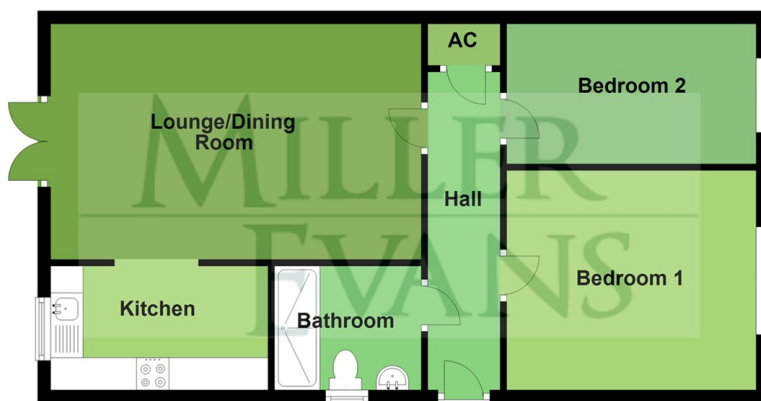
This spacious two bedroom ground floor apartment for the over 50's provides well planned and well proportioned accommodation briefly comprising; entrance hall, living room with French doors to patio, kitchen, two bedrooms and a wet room. Communal gardens and parking space. The property benefits from gas fired central heating and double glazing. No Chain.

This property is pleasantly situated within this purpose built private development in a quiet residential crescent, within walking distance of Church Stretton town centre. In the town are excellent local amenities including a co-op supermarket, doctors and dentists, rail and bus services, variety of shops, cafe's and restaurants and the surrounding hills provide wonderful opportunities for recreational pursuits. Church Stretton is well placed for access to Shrewsbury, Craven Arms, Bishops Castle, Ludlow and Much Wenlock.



## FLOOR PLANS

**Ground Floor**  
Approx. 660.4 sq. feet



Total area: approx. 660.4 sq. feet

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

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## INSIDE THE PROPERTY

### ENTRANCE HALL

Built in airing cupboard housing radiator and slatted shelves

### LOUNGE / DINING ROOM

11'11" x 18'9" (3.63m x 5.71m)

French doors to communal patio and gardens.

### KITCHEN

6'3" x 11'0" (1.91m x 3.35m)

Fitted with a range of matching wall and base units  
Integrated appliances

### BEDROOM 1

11'1" x 12'8" (3.38m x 3.85m)

Windows to the fore

### BEDROOM 2

7'1" x 12'8" (2.16m x 3.85m)

Windows to the fore

## WET ROOM

Wash hand basin, wc

Walk in shower area with hand rails etc.

## OUTSIDE THE PROPERTY

Attractive communal gardens with views of the surrounding  
Stretton Hills. Private parking space.





