



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

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

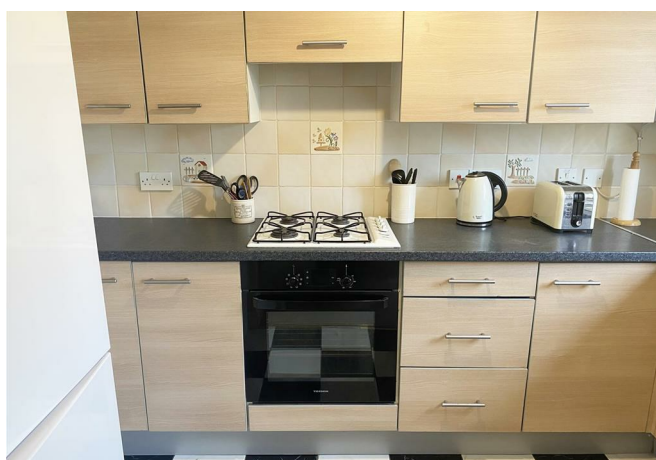
£170,000 Region

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

A spacious two bedroom ground floor apartment.

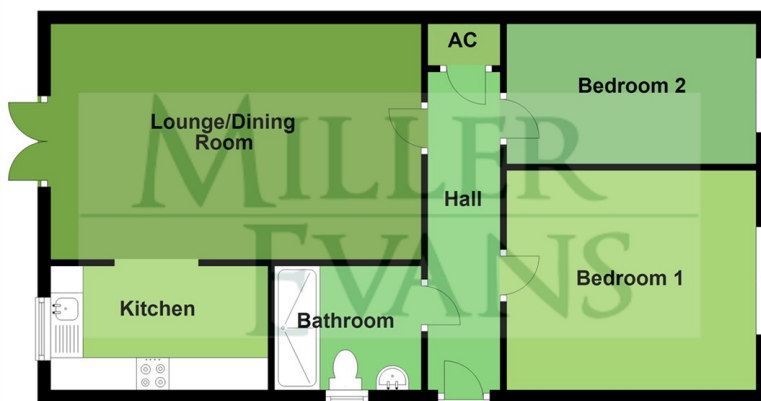
A spacious two bedroom ground floor apartment for the over 50's. Gas fired central heating and double glazing. Communal gardens and parking space. No Chain.

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.

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

MODERN SHOWER 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.



HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed over the A49 at the traffic lights, taking the first right onto Watling Street South. Proceed for a short distance, taking the first left onto Hazler Crescent. The entrance to Sandford Gardens is the first opening on your right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

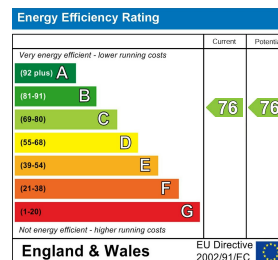
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: B

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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