



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**81 Ludlow Road, Church Stretton, SY6 6AD**

**Offers In The Region  
Of £475,000**

To view this property please call us on **01743 236 800** Ref: C7483/WM/KQ

# A well appointed four/five bedroom, detached, dormer bungalow.

This well appointed, four/five bedroom detached dormer bungalow, provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout.

The property occupies a pleasant position and boasts a beautiful outlook of the surrounding Stretton Hills, located 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 provide a wonderful opportunity for recreational pursuits.



## FLOOR PLANS



---

## INSIDE THE PROPERTY

### HALLWAY

### LIVING ROOM

11'11" x 16'6" (3.64m x 5.04m)

Archway to:

### DINING ROOM

11'11" x 10'11" (3.64m x 3.32m)

### KITCHEN

9'11" x 20'6" (3.01m x 6.25m)

### UTILITY

6'9" x 32'4" (2.05m x 9.85m)

Door to side of property

Door to workshop and garage

### STUDY / BEDROOM 5

8'10" x 12'0" (2.70m x 3.67m)

### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 3

11'5" x 12'0" (3.49m x 3.67m)

Built in wardrobes

### BEDROOM 4

8'10" x 12'0" (2.70m x 3.67m)

Window to side

STAIRCASE rising from hallway to FIRST FLOOR LANDING with base units and sink inset. Two eaves storage cupboards.

### BEDROOM 1

18'4" x 11'5" (5.58m x 3.47m)

Built in wardrobes

### BEDROOM 2

13'8" x 10'10" (4.16m x 3.29m)

Storage room and access to large eaves storage.

### BATHROOM

Access to large eaves storage

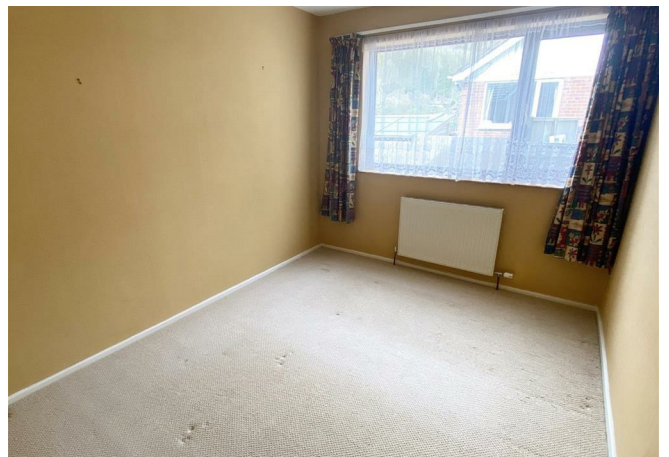
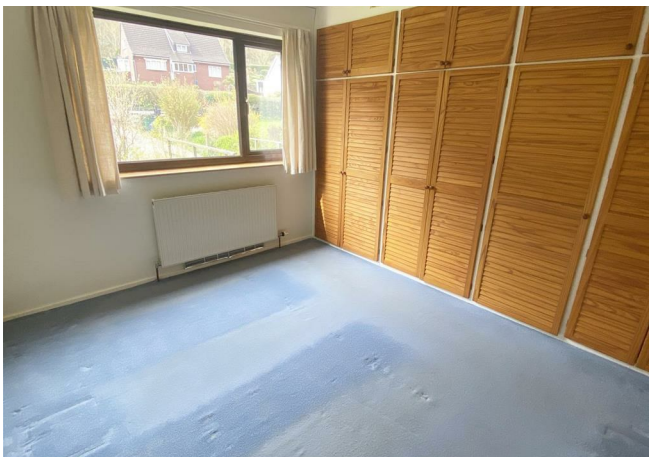
## OUTSIDE THE PROPERTY

### GARAGE

### WORKSHOP

The property is approached through double wooden entrance gates and over a spacious driveway providing ample parking and access to the garage. The front gardens have been attractively landscaped to provide a spacious lawn area with floral and shrub borders, with a pretty brook running through the garden. Enjoying superb views towards the Stretton Hills.

The rear garden is terraced with paved and gravelled seating areas and enjoys views towards the Stretton Hills.



## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton centre proceed out of the town going straight over the mini roundabout. Continue along the road where after a short distance the property will be found on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity and drainage 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: E

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.

FIND OUR PROPERTIES ON: 

 The UK's number one property website

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





[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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.