



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Kennedy Close, Church Stretton SY6 6ET

£425,000 Region

To view this property please call us on **01743 236 800** Ref: C7367/GM/MU

An immaculate and beautifully presented, 3 bedroomed, semi detached house.

This immaculate and beautifully presented, 3 bedroomed, semi detached house has been much improved by the current owners to provide well planned and well proportioned family accommodation and briefly comprising : entrance hall, lounge, kitchen/dining room, garden room, cloakroom/wc, 3 good sized bedrooms and newly fitted bathroom to the first floor. Good sized and neatly kept rear garden. Ample parking and a garage. The property also benefits from gas-fired central heating and UPVC double glazing. Internal inspection is highly recommended.

This property is pleasantly situated on this popular residential cul-de-sac within easy walking distance of Church Stretton town centre with all its local amenities including Primary and Secondary Schools, Co-Op Supermarket, bus and rail services, shops, cafes and restaurants, doctors, dentists and vets as well as the surrounding hills providing wonderful opportunities for recreational pursuits. Church Stretton is well placed for access to further nearby towns with all their major thoroughfares including Shrewsbury, Ludlow and Telford.



INSIDE THE PROPERTY

ENTRANCE HALL

With UPVC part glazed entrance door and side screens opening to :

INNER HALLWAY

With door to the integral garage and wc.

WC

Low flush wc
Wash hand basin
Tiled floor.

KITCHEN / DINING ROOM

8'6" x 22'6" (2.58m x 6.86m)

Fully fitted kitchen with a range of matching wall and base units comprising of both cupboards and drawers with oak worktops over and tiled splash

Tiled floor

Double glazed French doors leading out to the rear garden.

Walk in pantry.

GARDEN ROOM

Leading out to the rear garden.

LOUNGE

12'2" x 12'9" (3.72m x 3.89m)

Attractive fireplace with exposed brick, beam over and recently fitted log burner

Window to the front.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with access via loft ladder to Attic room.

BEDROOM 1

9'10" x 12'9" (3.00m x 3.89m)

Window to the front with a pleasant outlook.

BEDROOM 2

10'10" x 9'10" (3.30m x 3.00m)

Window to the rear overlooking the garden and towards the Cardingmill Valley.

BEDROOM 3

9'10" x 9'1" (3.00m x 2.76m)

Built in store cupboard

Window to the front.

BATHROOM

Newly fitted with a modern suite comprising;

Panelled bath

Large walk in shower

Vanity unit with wash hand basin, wc

Window

USEFUL ATTIC ROOM / HOBBIES ROOM

9'3" x 12'0" (2.82m x 3.67m)

With eaves storage and Velux window.

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

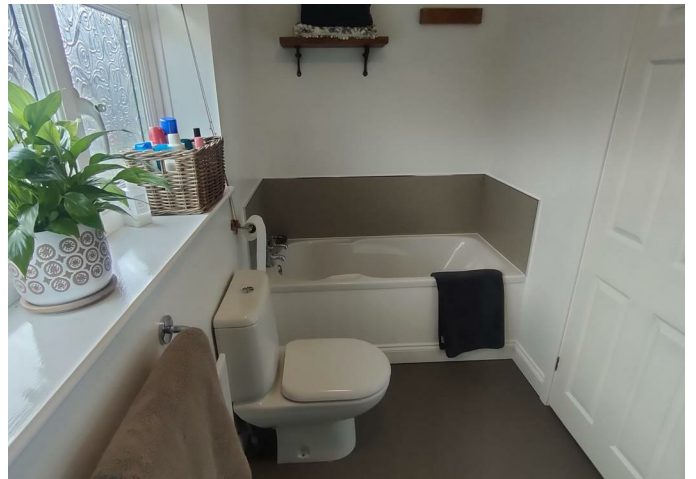
Up and over door

Space and plumbing for white goods.

TO THE FRONT the property is approached over a spacious gravelled driveway providing ample parking and pedestrian access to the formal reception area.

To the rear of the property is a particularly attractive and good sized GARDEN boasting delightful outlooks towards the Stretton Hills and offering a high degree of privacy. There is a neatly kept lawned area, large patio seating area with covered veranda, raised vegetable beds and timber garden shed. Further gravelled area to the rear with a further covered seating area and summerhouse.







FLOOR PLANS ...



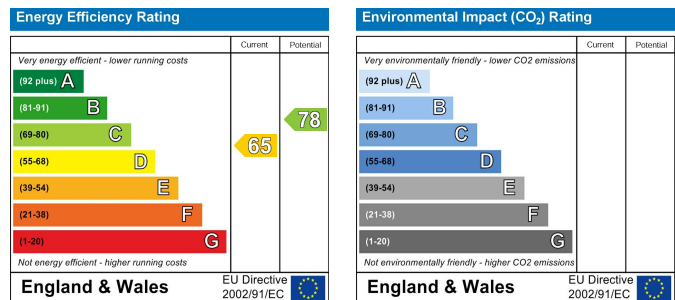
Total area: approx. 1476.6 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton proceed on the Shrewsbury Road towards All Stretton taking the second right into Churchill Road, then second right again onto Kennedy Close where the property will be found after a short distance on the 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 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: D

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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