



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Brook Lodge, Watling Street North, Church Stretton,  
SY6 7AR**

**£590,000 Region**

To view this property please call us on **01743 236 800** Ref: C7491/WM/KQ

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# A deceptively spacious, six bedroom, detached family home.

This well maintained, detached family home provides spacious accommodation briefly comprising; entrance hall, cloakroom, sitting room, dining room, breakfast kitchen, utility, conservatory. Master bedroom with en suite shower room, three further bedrooms and bathroom to the first floor. Two bedrooms to the second floor.

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.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Stairs descending to LOWER HALLWAY

### CLOAKROOM

Wash hand basin, wc

Heated towel rail

Laminate flooring

### SITTING ROOM

22'6" 10'8" (6.86m x 3.25m)

Two windows

### KITCHEN / BREAKFAST ROOM

17'0" x 11'4" (5.18m x 3.45m)

Laminate flooring

Range of matching wall and base units

Built in oven and ceramic hob with hood over

### UTILITY ROOM

7'8" x 7'5" (2.34m x 2.26m)

Laminate flooring

Space for white goods

Door to rear garden

### DINING ROOM

13'4" x 9'5" (4.06m x 2.87m)

Wood effect laminate flooring

French doors to:

### CONSERVATORY

9'1" x 8'2" (2.77m x 2.49m)

Laminate flooring

Door to garden

STAIRCASE rising from entrance hall to LANDING

### BEDROOM 1

14'4" x 10'8" (4.37m x 3.25m)

Built in wardrobes with sliding doors

Large bay window

### EN SUITE SHOWER ROOM

Laminate flooring

Walk in shower unit

Wash hand basin, wc

Heated towel rail

### BEDROOM 2

12'7" x 9'5" (3.84m x 2.87m)

### BEDROOM 3

10'8" x 8'2" (3.25m x 2.49m)

### BEDROOM 4

10'8" x 8'2" (3.25m x 2.49m)

### BATHROOM

Laminate flooring

Heated towel rail

Panelled bath with shower over

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR GALLERIED LANDING with Velux roof lights.

### BEDROOM 5

12'7" x 11'1" (3.84m x 3.38m)

Velux window

### BEDROOM 6

12'7" x 9'8" (3.84m x 2.95m)

Velux window

## OUTSIDE THE PROPERTY

### GARAGE

19'6" x 9'5" (5.94m x 2.87m)

Up and over door, power and lighting.

The property is approached over a tarmacadam driveway providing parking and access to the garage and reception area, enclosed by dwarf brick walls and shrub borders.

The REAR GARDEN is laid to gravel for ease of maintenance, with paved patio area, enclosed by fencing and mature hedging.

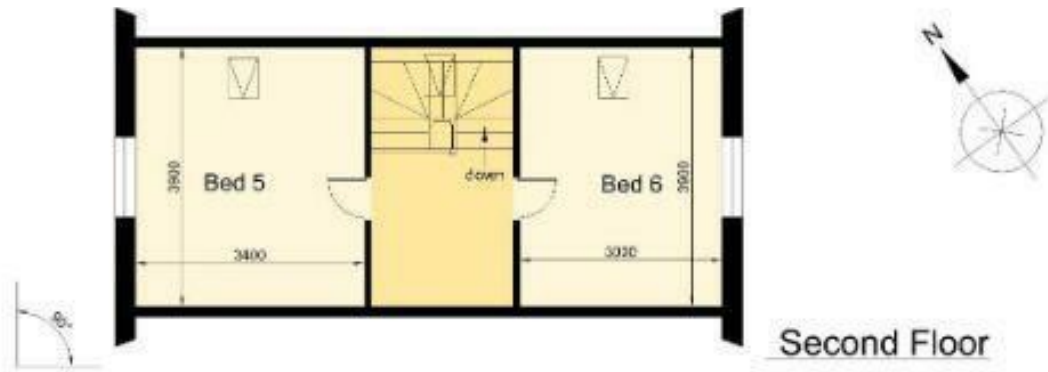
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FLOOR PLANS ...



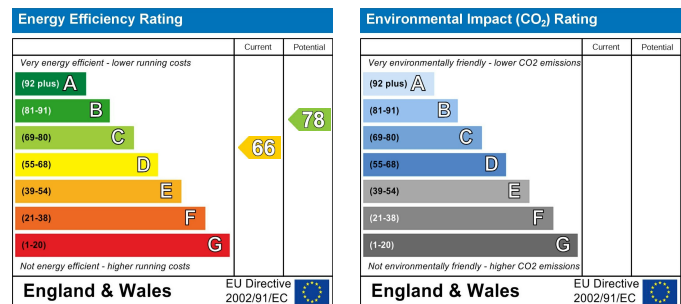
Brook Lodge  
Watling Street North  
Church Stretton  
SY6 7AR

Total Floor Area 183 Sq m (1967 Sq ft )  
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## HOW TO FIND THIS PROPERTY

When approaching from the traffic lights in Church Stretton, turn right onto Sandford Avenue, then left onto Watling Street North, where Brook Lodge will be found after a short distance.

# 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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