



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

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

£579,000 Region

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

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.



INSIDE THE PROPERTY

ENTRANCE HALL

Stairs descending to LOWER HALLWAY

CLOAKROOM

Wash hand basin, wc
Heated towel rail
Laminate flooring

SITTING ROOM

22'6" x 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.

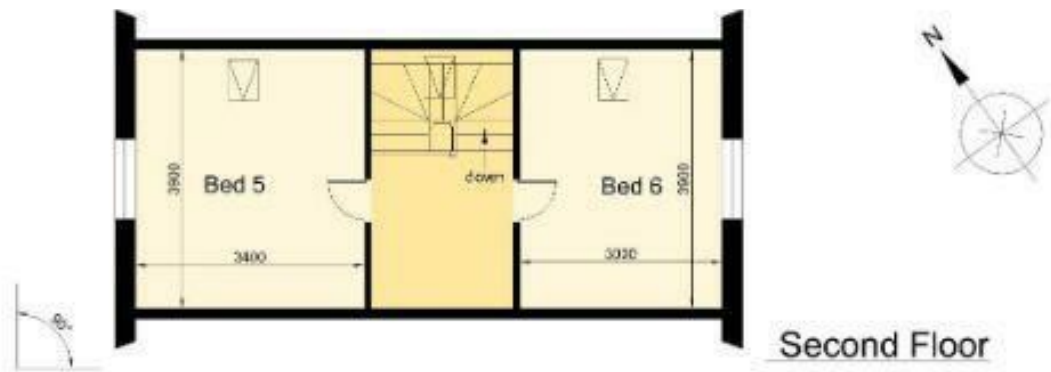
The REAR GARDEN is laid to gravel for ease of maintenance, with paved patio area, enclosed by fencing and mature hedging.







FLOOR PLANS ...



Lower Ground Floor

Brook Lodge
Watling Street North
Church Stretton
SY6 7AR

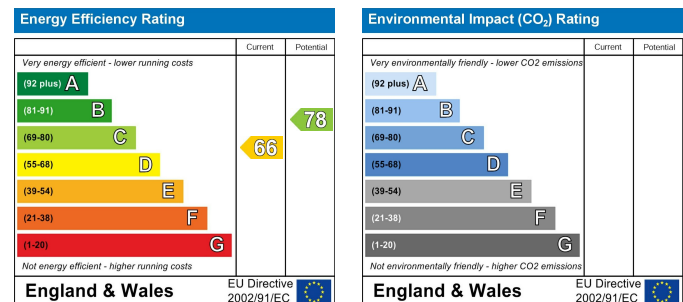
Total Floor Area 183 Sq m (1967 Sq ft)

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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.

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4 The Square,
Church Stretton SY6 6DA
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