



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Cwmdale, Church Stretton, SY6 6JL

£595,000 Region

To view this property please call us on **01743 236 800** Ref: C7490/WM/lrd

A spacious and well presented four bed roomed detached property in a stunning rural location.

This well presented four bedroomed detached property provides spacious and well planned accommodation with rooms of pleasing dimensions throughout. The accommodation briefly comprises: on the ground floor, kitchen/dining room, living room, pantry, boot room, cloakroom with wc and utility area. To the first floor: master bedroom with en-suite shower room, three further bedrooms, shower room and family bathroom. Single garage beneath the property, ample parking, a unique workshop area with roof top terrace and a particularly attractive garden surrounded by wrap-around countryside views. LPG tank on site for central heating and hot water.

The property is situated in an idyllic and peaceful location in the highly sought after town of Church Stretton. The surrounding area provides miles of local walks over an expanse of farmland and the South Shropshire hills. Further amenities can be found in the town centre, where there are shops, post office, schools, public houses, and a frequent bus service. The county town of Shrewsbury is approximately 10 miles away, where there is an extensive range of amenities, whilst a further range can be found in the nearby village of Dorrington.



INSIDE THE PROPERTY

RECEPTION HALL

LIVING ROOM

15'7" x 27'2" (4.75m x 8.28m)

Superb L shaped room with large bay window and two further windows

Feature fireplace and wood burning stove (not in use)

Patio doors to garden

KITCHEN / DINING ROOM

22'8" x 12'2" (6.91m x 3.70m)

Fitted with a range of matching wall and base units.

Door to Boot room.

BOOT ROOM

12'0" x 15'1" (3.66m x 4.60m)

Sink unit

Large store cupboard

CLOAKROOM

Wash hand basin, wc

PANTRY

7'4" x 5'3" (2.24m x 1.61m)

UTILITY

7'4" x 12'7" (2.24m x 3.84m)

Door to side of property

From the reception hall STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

12'4" x 12'6" (3.75m x 3.81m)

Two windows

Built in store cupboard

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

13'7" x 15'3" (4.15m x 4.66m)

Two windows

Built in wardrobes

BEDROOM 3

8'3" x 12'7" (2.52m x 3.84m)

Window

Store cupboard

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 4

8'6" x 14'0" (2.60m x 4.26m)

Window

Store cupboard

BATHROOM

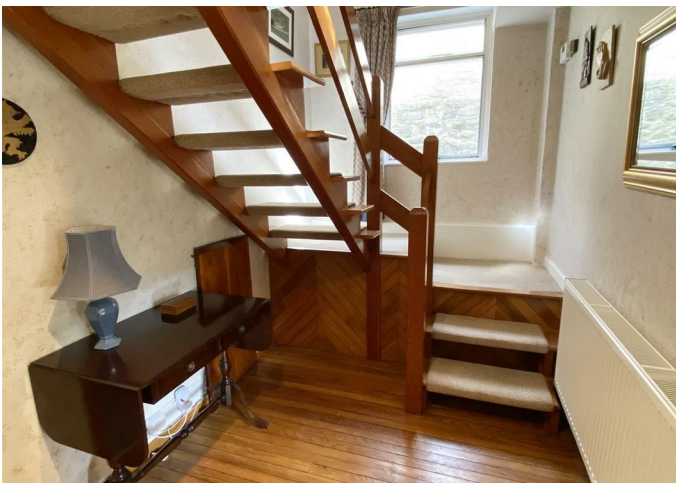
Corner bath unit

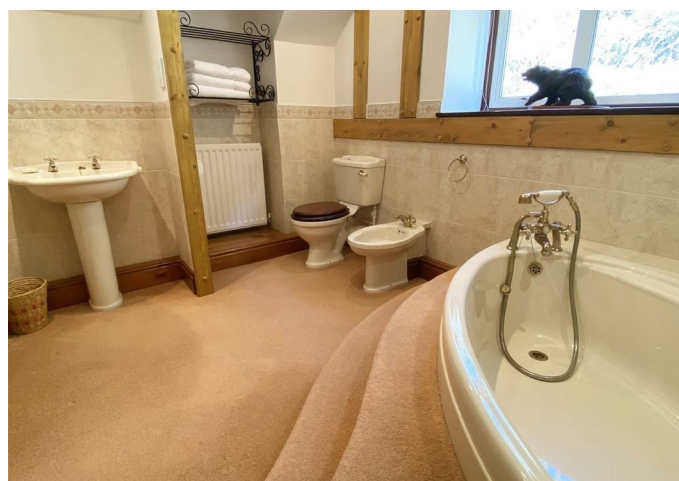
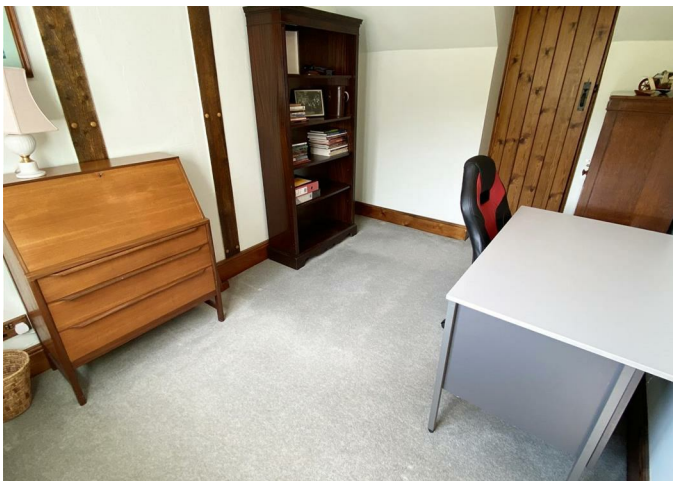
Wash hand basin, wc and bidet

OUTSIDE THE PROPERTY

The property is approached over a shared road, onto a private driveway, with room for two cars. The driveway allows access to the spacious workshop, enclosed utility area and to the front of the house. Wrapped around the front and side of the property, there is a patio area with floral borders, an area predominantly laid to lawn with an outside barbeque station, surrounded by wrap-around countryside views.









FLOOR PLANS ...

Ground Floor
Approx. 1448.9 sq. feet



First Floor
Approx. 959.9 sq. feet

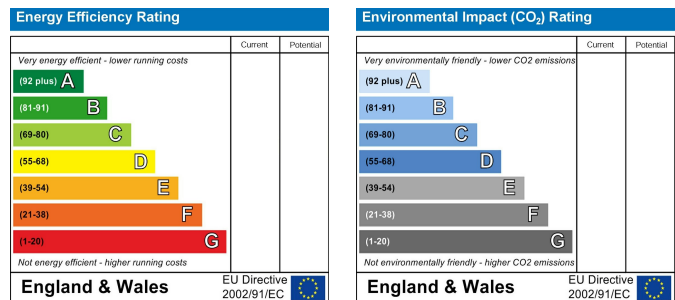


Total area: approx. 2408.8 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from the traffic lights in Church Stretton, turn left onto Sandford Avenue. Take the second right onto Shrewsbury Road (B5477). Take a left turn towards the Montgomery Waters. Continue along the track/road, crossing a cattle grid. The road curves around the hillside where you will arrive at a gated entrance. and the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains electricity is connected. Water is supplied by a spring, septic tank drainage and LPG gas.

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.

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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