



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Birdwood House, Ludlow Road, Church Stretton,
SY6 6AD**

£550,000 Region

To view this property please call us on **01743 236 800** Ref: C7492/WM/KQ

An immaculately presented and spacious, three bedroom, detached dormer bungalow.

This immaculately presented, three bedroom, detached dormer bungalow provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The accommodation briefly comprises; entrance porch, utility, kitchen, dining room, living room, inner hall, rear porch, third bedroom and shower room, two bedrooms, bathroom and separate wc. Garage and parking. Gardens with superb views towards the Stretton Hills.

The property occupies a pleasant position with superb views over the surrounding Stretton Hills. The property is 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 a range of restaurants and cafes. The surrounding hills provide a wonderful opportunity for recreational pursuits.



INSIDE THE PROPERTY

ENTRANCE PORCH

UTILITY

5'7" x 13'7" (1.69m x 4.13m)

KITCHEN

15'10" x 12'8" (4.82m x 3.86m)

Fitted with a range of matching units

DINING ROOM

9'2" x 13'7" (2.79m x 4.14m)

INNER HALL

LIVING ROOM

22'8" x 13'2" (6.90m x 4.01m)

Two bay windows

REAR PORCH

Door to side of property

BEDROOM 3

8'5" x 12'8" (2.57m x 3.86m)

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising from inner hall to FIRST FLOOR LANDING

BEDROOM 1

12'6" x 16'1" (3.81m x 4.89m)

Built in wardrobes

Access to eaves storage

BEDROOM 2

13'5" x 13'1" (4.08m x 3.99m)

Built in wardrobes

Access to eaves storage

BATHROOM

Corner bath

Shower cubicle

Wash hand basin

SEPARATE WC

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

The property is approached through double wooden entrance gates and over a spacious driveway providing ample parking and turning space and leading to the garage. The front garden has been attractively landscaped, laid to lawn with mature hedging, floral and shrubbery borders.

The garden boasts wonderful views of the surrounding Stretton Hills and enjoys direct access onto the Longmynd.



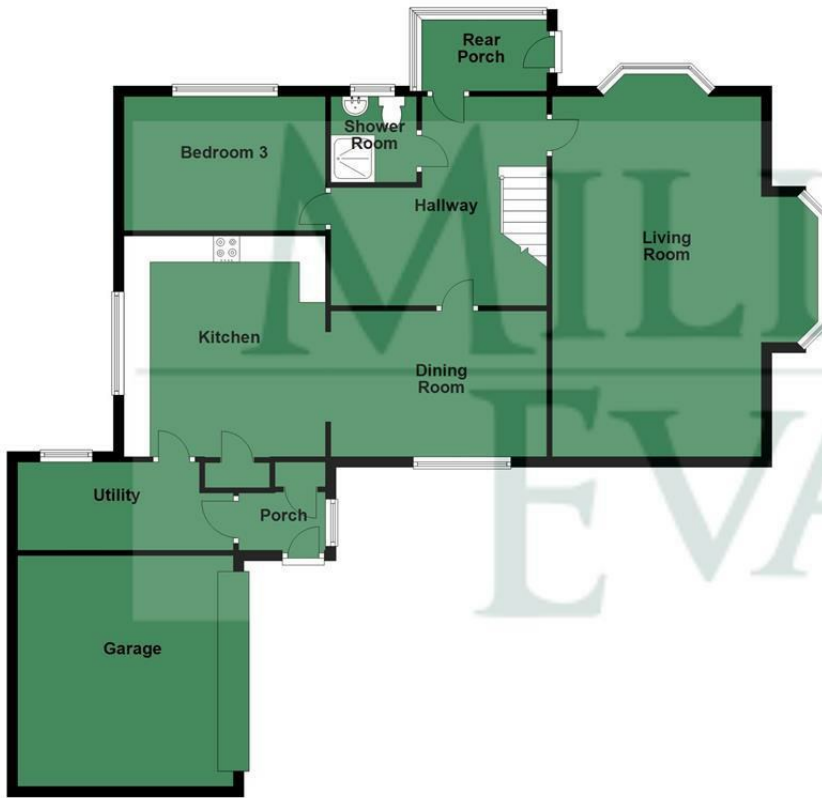






FLOOR PLANS ...

Ground Floor
Approx. 1283.4 sq. feet



First Floor
Approx. 762.4 sq. feet

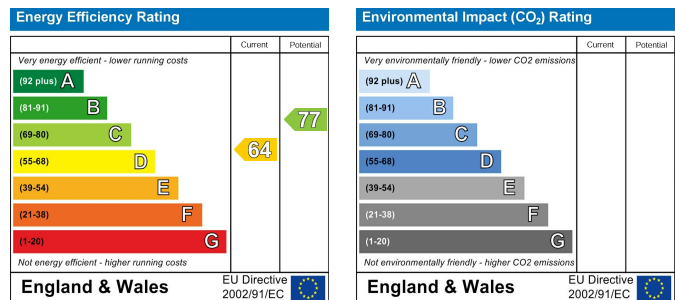


Total area: approx. 2045.8 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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.

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: 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:



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 | 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