



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Ashbrook Cottage, 37 Shrewsbury Road, Church  
Stretton, SY6 6JD**

**£390,000 Region**

To view this property please call us on **01743 236 800** Ref: C7503/WM/KQ/lrd

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# A particularly attractive and extremely well presented, 3 bedroomed, semi-detached property.

This particularly attractive, extremely well presented and much improved, 3 bedroomed, semi-detached property provides well planned and well proportioned accommodation throughout and has been refurbished and renovated to an extremely high standard. The accommodation comprises : entrance porch, open plan kitchen/living/dining room, lounge with a log burner, ground floor shower room, 3 good sized bedrooms and a main bathroom. Particularly attractive front and rear garden. Private off-road parking for 2 cars. The property also benefits from gas-fired central heating and double glazing.

The property occupies a pleasant position on the Shrewsbury Road, only a short distance from the entrance to the picturesque Carding Mill Valley and from Church Stretton town centre. Town centre amenities include shopping facilities, a Co-op Supermarket, Church, Health Centre, dentist, good schools and bus and rail services. Church Stretton is also well placed for easy access to Shrewsbury, Ludlow, Craven Arms and Much Wenlock.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### LOUNGE

14'11" x 11'11" (4.54m x 3.62m)

Attractive fireplace with stone hearth and log burner

Exposed ceiling beam

Fitted shelving

### KITCHEN / DINING ROOM

19'3" x 18'1" (5.86m x 5.51m)

Kitchen fitted with a range of matching wall and base units

Integrated fridge/freezer, dishwasher, Neff oven and gas hob

Tiled floor

Ceiling spotlights.

Dining area with oak flooring

French doors to rear garden

### GROUND FLOOR SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Tiled floor

Wall mounted gas fired central heating boiler

STAIRCASE rising from lounge to FIRST FLOOR LANDING with Velux window and access to large eaves storage.

### BEDROOM 1

11'7" x 11'11" (3.53m x 3.62m)

Built in cupboard

Window to the front with delightful views towards the Stretton Hills.

### BEDROOM 2

10'2" x 9'7" (3.11m x 2.93m)

Window to the front with delightful views towards the Stretton Hills.

### BEDROOM 3

10'2" x 8'6" (3.11m x 2.59m)

A bright and airy room with double aspect windows

Fitted shelving

## BATHROOM

Panelled bath with shower over wash hand basin, wc

Velux window

Tiled floor

Access to large eaves storage

## OUTSIDE THE PROPERTY

The property is approached over a double bay parking area which is enclosed by brick walling with log store and steps leading to the reception area. There is a neatly kept front garden enclosed by mature hedging and well stocked with shrubs and trees.

A side gate provides access over a paved pathway to the REAR GARDEN which is particularly attractive and a good size with a paved patio seating area, neatly kept lawn area, raised floral beds and covered seating area. There are two garden sheds, the largest having light and power, as well as four external power sockets.

To the rear of the property is a further paved courtyard area, the whole is enclosed on all sides by closed boarded wooden fencing.







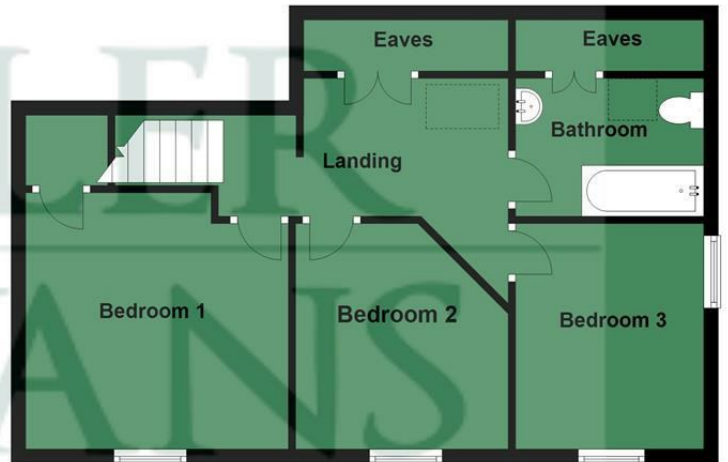
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FLOOR PLANS ...

**Ground Floor**  
Approx. 548.1 sq. feet



**First Floor**  
Approx. 540.0 sq. feet



Total area: approx. 1088.1 sq. feet

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

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## HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton turn right onto the Shrewsbury Road towards All Stretton. Immediately after passing the turning for Carding Mill Valley the property will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	73
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



### 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: C

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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