



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**9 Chartwell Close, Church Stretton, SY6 6ES**

**£415,000 Region**

To view this property please call us on **01743 236 800** Ref: C7515/WM/lrd

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# An immaculate and beautifully presented three bedroom semi-detached family home.

This immaculate and well presented three bedroom, semi-detached house, provides well planned and well proportioned accommodation throughout and briefly comprises: entrance hall, living room, conservatory, dining room, kitchen, utility area with cloakroom/wc; three bedrooms and a family bathroom. There is also an expansive gravelled driveway, providing ample parking, and a neatly kept rear garden.

The property is pleasantly situated on this popular residential cul-de-sac, within easy walking distance of Church Stretton town centre with all its amenities including primary and secondary schools, supermarket, bus and rail services, shops, cafes restaurants, doctor, dentist and vets, as well as surrounding hills providing wonderful opportunities for recreational pursuits.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Tiled floor

### SITTING ROOM

19'4" x 11'9" (5.9 x 3.6)

Log burner

Window to the front

Access to:

### CONSERVATORY

12'5" x 11'9" (3.8 x 3.6)

Doors opening to the outside patio

Garden and countryside views

### DINING ROOM

15'8" x 8'10" (4.8 x 2.7)

Tiled floor with underfloor heating

Window to the front

### KITCHEN

8'2" x 15'8" (2.5 x 4.8)

Tiled floor with underfloor heating

Window to the rear

A range of fitted wall and base units

Walk-in pantry

Access to:

### UTILITY

7'10" x 11'1" (2.4 x 3.4)

Front and rear access

Vinyl flooring

### CLOAKROOM

Wash hand basin

Low flush wc

From the ENTRANCE HALL, a STAIRCASE rises to a FIRST FLOOR LANDING with airing cupboard

### BEDROOM 1

11'9" x 11'9" (3.6 x 3.6)

Window to the front

Recessed wardrobes

### BEDROOM 2

9'10" x 13'1" (3.0 x 4.0)

Window to the front

### BEDROOM 3

8'10" x 10'2" (2.7 x 3.1)

Window to the rear

### BATHROOM

Wood effect vinyl floor

Panelled bath

Walk in shower

Wash hand basin

Low flush wc

## OUTSIDE THE PROPERTY

To the front, there is an expansive gravelled forecourt, providing ample parking.

The rear garden is predominantly laid to lawn, with a patio area perfect for entertaining, floral borders, two garden sheds, and stunning countryside views of the South Shropshire hills.









FLOOR PLANS ...



Floor Plan



Ground Floor

9 Chartwell Close  
Church Stretton  
SY6 6ES

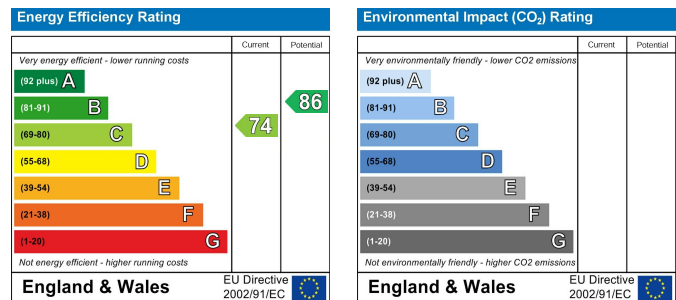
Total Floor Area of House 106 Sq m (1340 Sq ft)

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## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed on the Shrewsbury Road towards All Stretton, taking the second right into Churchill Road. Take the third right onto Chartwell Close where the property will be found after a short distance on the left hand side.

## 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: D

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



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