



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Elms Paddock, Little Stretton, Church Stretton,  
SY6 6RD**

**£375,000 Region**

To view this property please call us on **01743 236 800** Ref: C7532/WM/KQ

# A spacious, well maintained two bedroom detached bungalow residence.

This well maintained and spacious two bedroom detached bungalow requires some modernisation and improvements, but provides well planned accommodation briefly comprising; utility area, hallway, living room/dining room, breakfast kitchen, two bedrooms and bathroom. Single garage, workshop and parking. Beautifully kept gardens. The property benefits from electric heating.

This property is pleasantly situated on this small residential cul-de-sac, in the popular village of Little Stretton, just 2 miles south of Church Stretton town centre and 15 miles from Shrewsbury. The property is surrounded by the beautiful South Shropshire Hills, with a range of leisure pursuits available nearby and shopping facilities in Church Stretton as well as a Co-op supermarket, rail and bus services and good schools. Within Little Stretton itself are two popular public houses and a village church.



## FLOOR PLANS

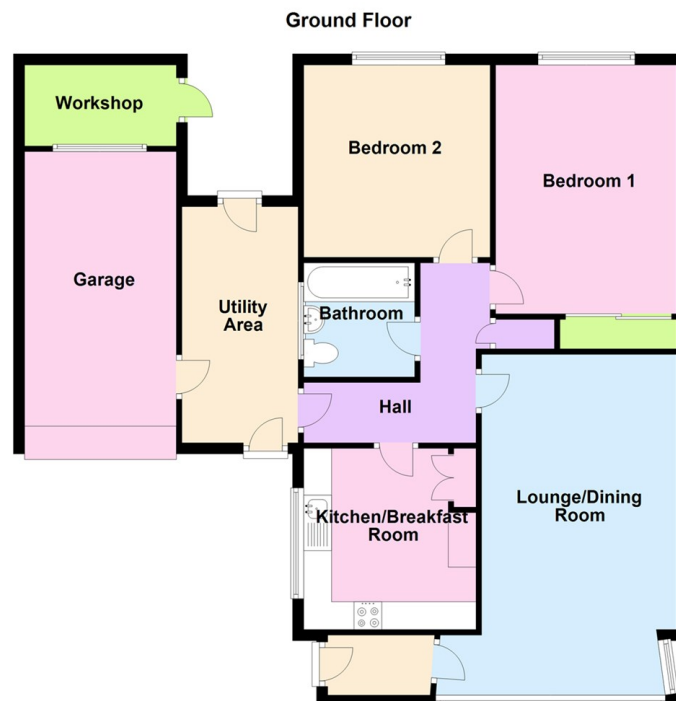


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### UTILITY AREA

13'11" x 6'10" (4.25m x 2.09m)

### HALLWAY

### LOUNGE / DINING ROOM

20'1" x 11'7" (6.13m x 3.52m)

Large window to the front  
Inset multi-fuel burner

### KITCHEN / BREAKFAST ROOM

10'8" x 10'2" (3.26m x 3.10m)

Range of matching wall and base units  
Window to the side

### BEDROOM 1

14'8" x 10'9" (4.48m x 3.27m)

Built in wardrobes  
Window to the rear

### BEDROOM 2

11'4" x 11'0" (3.46m x 3.35m)

Window to rear

## BATHROOM

Panelled bath  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

The property is divided from the road by mature hedging and wrought iron gateway, approached over a spacious driveway providing parking for 4 cars and access to the garage. There are attractive front and side gardens laid to neatly kept lawns with mature flower and shrub beds and borders.

Enclosed REAR GARDEN laid to lawn with paved patio and pathways. Workshop/store shed.

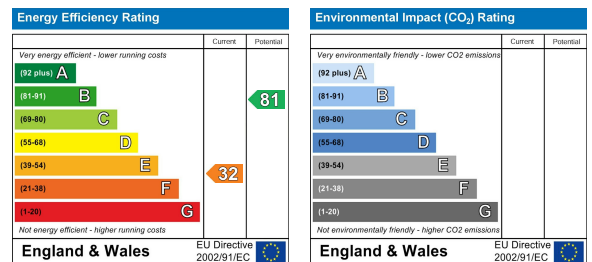


## HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton, take the Ludlow Road, south towards Little Stretton and on reaching the village, turn left into Elms Lane, then left again into Elms Paddock, where the property will be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage 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: 

 rightmove.co.uk  
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](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto: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