



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Helmeth Road, Church Stretton, SY6 7AS

£695,000 Region

To view this property please call us on **01743 236 800** Ref: C7513/WM/lrd

A superior and beautifully presented four bedroom detached family home.

This superior 4 bedroom detached home provides well planned and well proportioned accommodation throughout, briefly comprising: porch, entrance hall, WC, kitchen/breakfast room, dining room, sitting room, back porch, utility; main bedroom with en-suite, walk in wardrobe, three further bedrooms and family bathroom. Double garage, parking and enclosed gardens. Surrounded by the Church Stretton hills. Built in 2013 by an established builder, the property is of traditional brick and block construction with decorative timbers to the front elevation.

The property is pleasantly situated in a particularly sought after residential area of Church Stretton and occupies a good size plot with well established gardens. Helmeth Road is only a short distance from Church Stretton town centre, where there are a wide range of amenities including primary and secondary schools, rail and bus service, doctor and dentist, supermarket, local butcher, church and a range of cafes, bars and restaurants. Church Stretton is also well placed for access to nearby towns including Ludlow, Craven Arms, Shrewsbury, Much Wenlock and Telford.



INSIDE THE PROPERTY

PORCH

ENTRANCE HALL

CLOAKROOM

Wash hand basin
Low flush wc
Window to the side

SITTING ROOM

16'0" x 17'11" (4.87m x 5.47m)
Feature fireplace
Window to the side
French doors opening onto the rear garden

KITCHEN/BREAKFAST ROOM

15'2" x 24'7" (4.63m x 7.49m)
Range of matching wall and base units
Double electric range oven with gas hob
Two windows to the side and window to the front
Two skylights provide ample natural light
Attractive central island
French doors leading to:

DINING ROOM

13'5" x 13'0" (4.08m x 3.96m)
Window to rear

UTILITY

8'2" x 11'10" (2.49m x 3.61m)
Base units
Sink with mixer tap
Window to side
Access to the DOUBLE GARAGE

BACK PORCH

Window to the side

From the ENTRANCE HALL, a STAIRCASE rises to a FIRST FLOOR LANDING. Large walk in airing cupboard.

MASTER BEDROOM

15'9" x 11'11" (4.81m x 3.63m)
Window to rear

EN-SUITE SHOWER ROOM

Large walk in shower
Vanity unit with inset wash hand basin, WC

Heated towel rail
Window to the side

WALK IN WARDROBE

Window to rear

BEDROOM 2

13'4" x 11'9" (4.06m x 3.57m)
Window to the rear

BEDROOM 3

8'2" x 11'5" (2.50m x 3.48m)
Window to the front
Fitted wardrobe

BEDROOM 4

9'5" x 12'11" (2.86m x 3.94m)
Window to the front

FAMILY BATHROOM

Panelled bath
Shower cubicle
Vanity unit with inset wash hand basin
Low flush wc
Heated towel rail
Window to the front

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Electric up and over door

The property is approached over a spacious driveway, providing ample parking room and access to the DOUBLE GARAGE.

To the front, side and rear of the property there are areas predominantly laid to lawn, enclosed by mature hedging. To the rear there is a patio area with views of the South Shropshire hills.



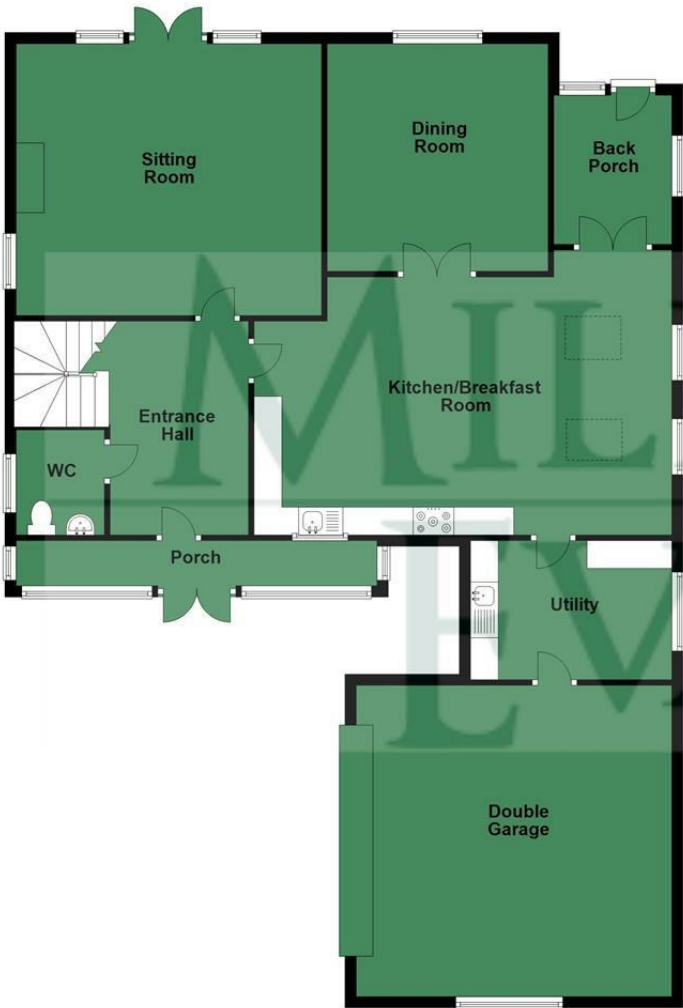




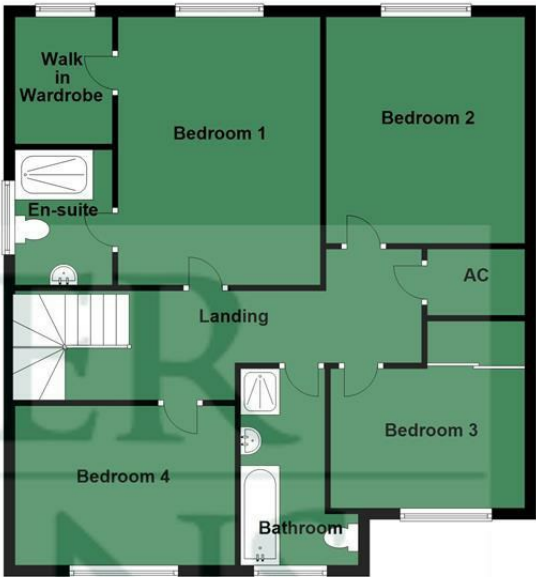


FLOOR PLANS ...

Ground Floor
Approx. 1599.4 sq. feet



First Floor
Approx. 934.1 sq. feet

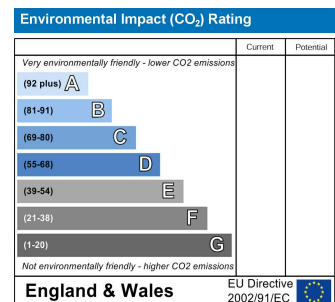
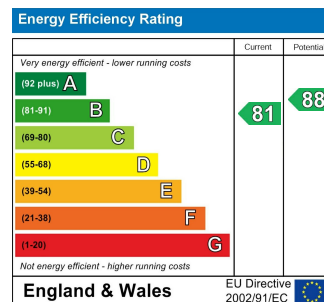


Total area: approx. 2533.5 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching the traffic lights from the Shrewsbury direction, turn onto the B4371. Take first left onto Watling Street North. Continue to Cwms Lane which will lead you directly onto Helmeth Road where the property will be found 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: G

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



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