



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**1 Fallowfield, Leebotwood, Church Stretton, SY6 6LT**

**Asking Price  
£260,000**

To view this property please call us on **01743 236 800** Ref: C7535/WM/lrd

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# A well proportioned, extended four bedroom semi-detached family house.

This well proportioned four bedroom semi-detached family home, provides well planned accommodation benefiting from oil fired central heating with a recently installed boiler and newly installed double glazing. The property briefly comprises; entrance porch, entrance hall, good sized living room, extended kitchen/dining room, sitting room, rear porch, WC, four bedrooms and family bathroom. Enclosed rear garden. Driveway with parking. No upward chain.

The property is situated in a popular location close to the A49 which provides easy access to Church Stretton, Ludlow and Shrewsbury. The nearby town of Church Stretton offers a thriving community with a range of excellent amenities including shops, schools, public houses, and restaurants.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

Recently installed oil filled central heating boiler

### ENTRANCE HALL

### LIVING ROOM

14'2" x 12'11" (4.32m x 3.94m)

L-shaped living room with wood burning stove  
Two windows

### KITCHEN / DINING ROOM

8'3" x 16'5" (2.51m x 5.01m)

Kitchen with a range of matching wall and base units  
Rangemaster stove

### SITTING ROOM

11'9" x 10'1" (3.57m x 3.08m)

Windows to the side and rear

### SEPARATE WC

Low flush wc

From the hallway, a STAIRCASE rises to the FIRST FLOOR LANDING

### BEDROOM 1

11'3" x 9'11" (3.42m x 3.03m)

Window to the rear

### BEDROOM 2

11'6" x 6'11" (3.51m x 2.12m)

Window to the rear

Built in wardrobes

### BEDROOM 3

10'6" x 10'6" (3.21m x 3.20m)

Window to the front

### BEDROOM 4

7'5" x 9'11" (2.27m x 3.03m)

Window to the front

### FAMILY BATHROOM

Window to the side

Panelled bath with shower over

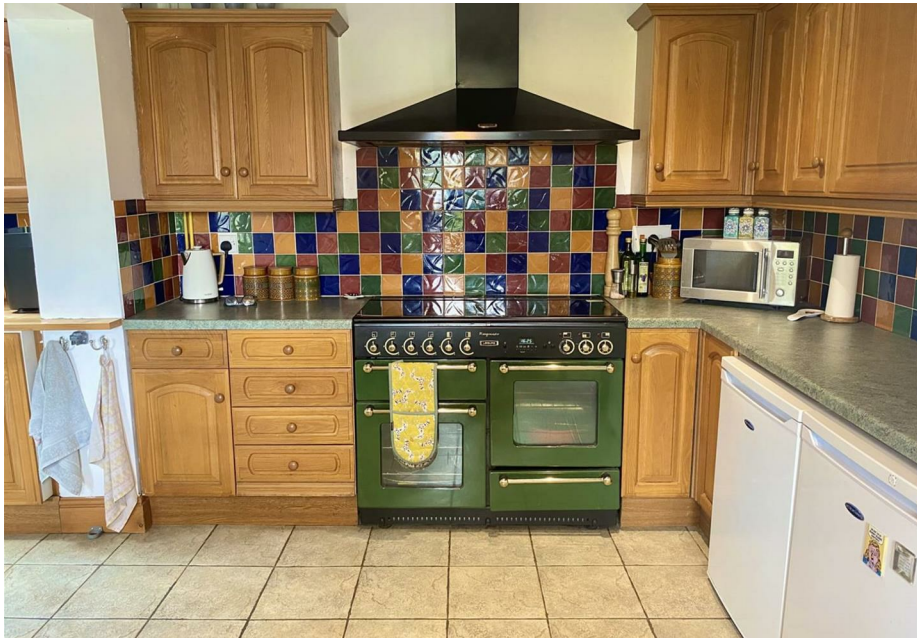
Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is divided from the road by driveway providing parking and access to the reception area, flanked by gravelled beds.

Gated side access leading to the immaculate REAR GARDEN laid to lawn with paved patio and brick built shed with electric connection. The garden is enclosed on all sides by wooden fencing.







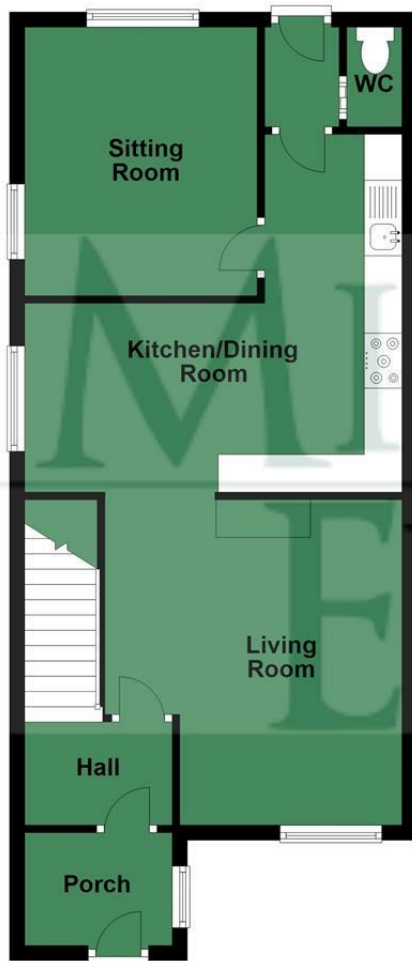


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FLOOR PLANS ...

**Ground Floor**

Approx. 604.2 sq. feet



**First Floor**

Approx. 500.4 sq. feet



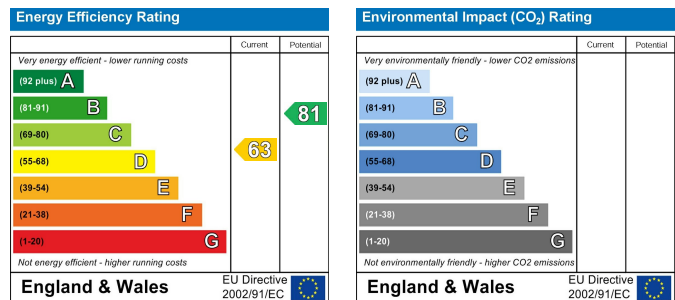
Total area: approx. 1104.6 sq. feet

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

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A49 Hereford Road passing through Bayston Hill and Dorrington. On reaching Leebootwood, turn right onto Station Road, just before the Pound Inn. Turn left into Fallowfield where the property will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

### 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.

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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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