



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**12 Woodcote Edge, Church Stretton, SY6 6DF**

**£450,000 Offers  
In The Region Of**

To view this property please call us on **01743 236 800** Ref: C7547/WM/lrd

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# A well presented 3 bedroom detached family home.

This well maintained and well presented 3 bedroom detached family house provides well planned and well proportioned accommodation throughout, briefly comprising: reception/dining room, sitting room, downstairs wc, store room, kitchen, three bedrooms and family bathroom. Spacious driveway, single garage, neatly kept front garden and a tiered rear garden. The property also benefits from new electrics and a gas combi-boiler, bespoke fitted blinds/curtains.

The property occupies an elevated position, set back from the main road and offers a high degree of privacy and enjoys views of the surrounding Stretton Hills, in a highly sought after residential area of Church Stretton. Within easy walking distance of all the town centre amenities including rail and bus services, doctors, dentist, a selection of shops, supermarket, public houses, restaurants, good schools and a local community centre.



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## INSIDE THE PROPERTY

### RECEPTION / DINING AREA

16'10" x 8'4" (5.14 x 2.55)

Windows to the front and rear

### CLOAKROOM/WC

Recently improved to provide;

WC and wash hand basin

### SITTING ROOM

16'10" x 10'7" (5.14 x 3.25)

Window to the front providing views of the Stretton Hills

Window to the rear

### KITCHEN

10'0" x 10'4" (3.06 x 3.17)

Newly decorated

Fitted with a range of matching wall and base units

Window to the rear

### SIDE LOBBY / UTILITY

Recently redecorated and a new ceiling fitted

From the Reception/Dining area, STAIRCASE rises to FIRST FLOOR LANDING and BALCONY

### BEDROOM 1

16'10" x 10'7" (5.140 x 3.245)

Windows to the front and rear, providing excellent views

### BEDROOM 2

10'0" x 9'11" (3.055 x 3.030)

Fitted wardrobes

Window to the rear

### BEDROOM 3

13'8" x 7'11" (4.185 x 2.420)

Fitted wardrobes

Windows to the side and rear

### BATHROOM

Window to the side

Deep soak bath

Walk in shower with glass enclosure

Raised wash hand basin with cupboard under, WC

Heated towel rail

## OUTSIDE THE PROPERTY

### GARAGE

16'7" x 9'6" (5.070 x 2.900)

The property is approached over a spacious driveway, providing ample room for parking and access to the large single GARAGE. An area predominantly laid to lawn to the front and side of the property, as well as an historic tree trunk. Spectacular views of the Stretton Hills from the first floor balcony.

To the rear of the property, there is an impressive tiered garden on a substantial plot, providing a unique viewing point of Church Stretton.









FLOOR PLANS ...



Ground Floor

12 Woodcote Edge  
Church Stretton  
SY6 6DF

Total House Floor Area 122 Sq m (1311 Sq ft)

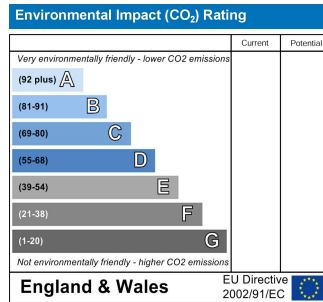
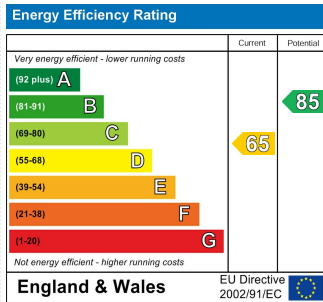
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Floor Plan

## HOW TO FIND THIS PROPERTY

From the Church Stretton Miller Evans office, proceed along the B5477, crossing the roundabout and continue on the B5477 for some distance until reaching a right hand turn to Woodcote Edge. The property will then be found after a short distance on the right hand side.



## 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: E

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.

FIND OUR PROPERTIES ON:



## 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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