



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Silver Birches, All Stretton, Church Stretton, SY6 6HN

**Offers In The Region
Of £650,000**

To view this property please call us on **01743 236 800** Ref: C7565/WM/lrd

An imposing and extended four bedroom detached bungalow.

This imposing and extended four bedroom detached bungalow provides well planned and well proportioned accommodation throughout. Briefly comprising: porch, hallway, cloakroom/wc, living room, dining room, conservatory, kitchen, utility area, bedroom 1 with en-suite shower room, bedroom 2 with en-suite bathroom, bedroom 3, family bathroom, bedroom 4/study. Spacious driveway, double garage and wrap-around garden. The property benefits from gas fired central heating and occupies a three-quarter acre plot with extensive views of the South Shropshire hills.

The bungalow occupies a pleasant and convenient position in this small and picturesque village, with attractive views of the surrounding Stretton hills, approximately one mile from Church Stretton town centre with superb amenities including primary and secondary schools, a range of local shops, cafes and restaurants, rail and bus service, doctors and dentist and within easy reach of nearby towns including Ludlow, Craven Arms, Bishops Castle and Shrewsbury.



INSIDE THE PROPERTY

PORCH

HALLWAY

CLOAKROOM/WC

Window to the front
Wash hand basin
Low flush wc

LIVING ROOM

15'8" x 22'10" (4.78m x 6.95m)
Provides spacious living accommodation, perfect for entertaining
Multi-fuel fireplace
Sliding doors to:

CONSERVATORY

French doors opening onto the garden
Panoramic views of the Stretton hills

DINING ROOM

13'8" x 11'5" (4.16m x 3.48m)
Window to the side
French doors opening to the rear patio
And French doors opening inwards to the living room

KITCHEN

13'8" x 11'1" (4.16m x 3.38m)
Window to the rear
Fully fitted with a range of matching wall and base units
Flowing access to dining room

UTILITY AREA

9'1" x 5'10" (2.76m x 1.77m)
Base units
Sink with mixer tap
Access to the rear of the property

BEDROOM 1

13'0" x 9'8" (3.95m x 2.95m)
Window to the rear
Flowing access to:

DRESSING ROOM

Window to the rear
Fitted wardrobes with mirrored doors
Door to:

EN-SUITE SHOWER ROOM

Large shower cubicle with power shower
Wash hand basin
Low flush wc

BEDROOM 2

8'11" x 12'6" (2.71m x 3.81m)
Window to the front

EN-SUITE BATHROOM

Panelled bath
Shower cubicle with power shower
Wash hand basin
Low flush wc

BEDROOM 3

9'1" x 8'4" (2.76m x 2.54m)
Window to the rear
Fitted wardrobe

BEDROOM 4 / STUDY

8'11" x 7'0" (2.71m x 2.13m)
Window to the front

FAMILY BATHROOM

Window to the rear
White panelled bath
Shower cubicle with electric shower
Wash hand basin
Low flush wc
Access to airing cupboard

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Electric powered remote controlled shutter doors

To the front, the property is approached over a spacious, gravelled driveway, providing room for ample parking and access to the DOUBLE GARAGE.

To the rear of the property, there is a delightful patio area, perfect for entertaining.

The property occupies a three-quarter acre plot with a wrap-around garden, predominantly laid to lawn, floral and shrubbery borders and a brook at the far end, the whole enclosed on all sides by mature hedging, providing excellent privacy, as well as outstanding views of the Stretton hills.



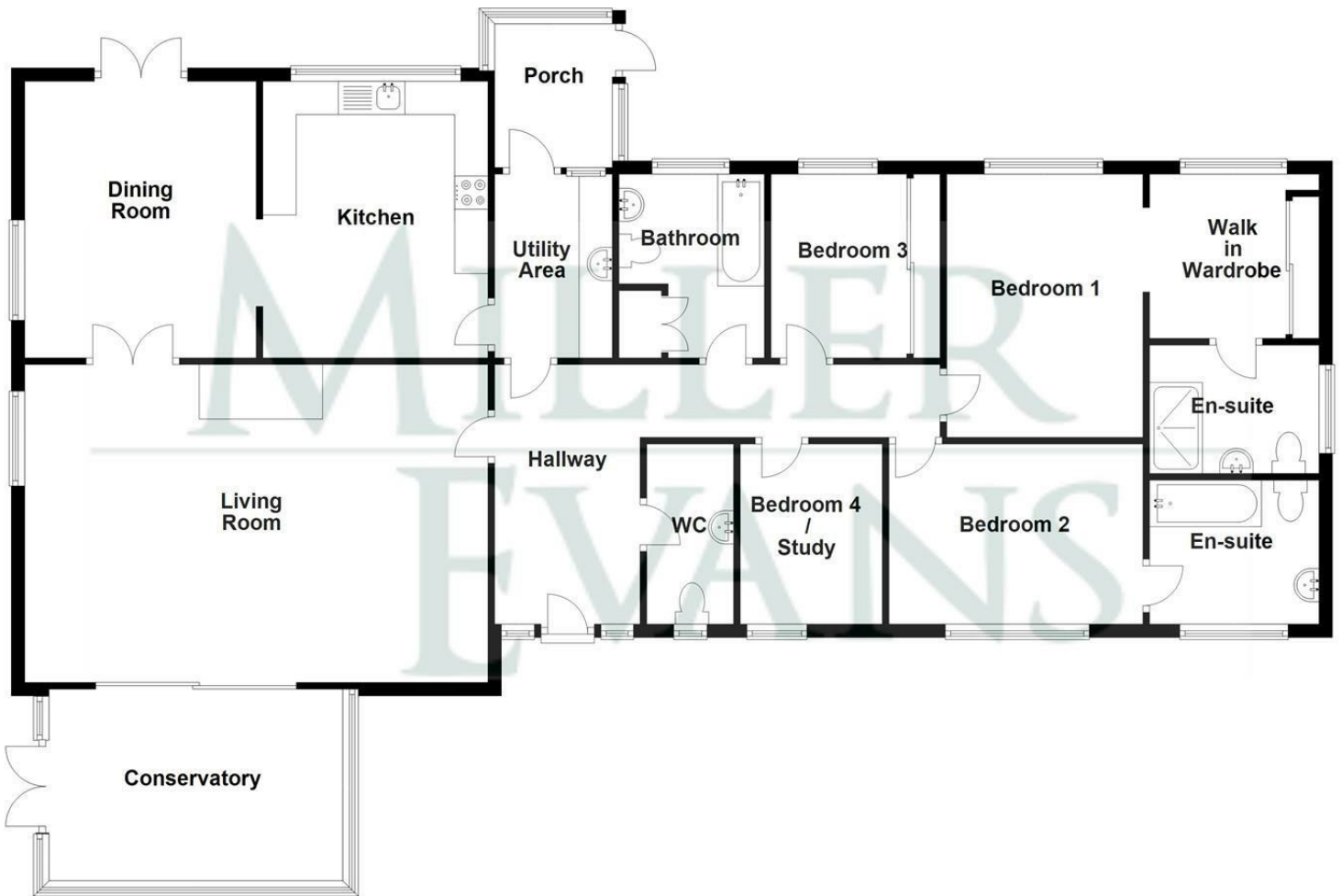




FLOOR PLANS ...

Ground Floor

Approx. 1769.2 sq. feet

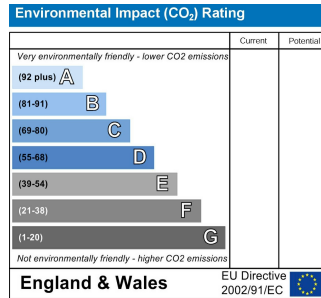
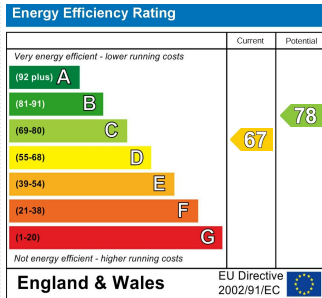


Total area: approx. 1769.2 sq. feet

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

HOW TO FIND THIS PROPERTY

From the centre of Church Stretton, proceed on the Shrewsbury road (B5477). As you approach All Stretton, turn right onto Star Lane and continue the road onto Farm Lane. After crossing a small bridge, turn right onto the Heighways Lane. After passing three houses, turn next left signposted "Silver Birches" where the property will be found at the end of the lane on the right hand side across a cattle grid.



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: F

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:



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Residential Sales

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Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)