



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**8 & 9 The Cottages, Wall-Under-Heywood,
Church Stretton, SY6 7DU**

£360,000 Region

To view this property please call us on **01743 236 800** Ref: C7574/WM/KQ

A well maintained character three bedroom semi- detached family home.

This well presented, three bedroom semi-detached character cottage residence provides well planned and well proportioned accommodation briefly comprising; entrance porch, living room, dining room, kitchen, three bedrooms and bathroom. Spacious driveway. Neatly kept rear garden.

The property is situated in the heart of the picturesque village of Wall-Under-Haywood, which is approximately 19 miles south of Shrewsbury and 4 miles from Church Stretton. Local amenities within the nearby village of Rushbury include; a primary school and Church, whilst in the nearby town of Church Stretton are a wider range of amenities including both primary and secondary schools, shops, cafe's and restaurants and a railway service.



INSIDE THE PROPERTY

ENTRANCE PORCH

Living Room

18'10" x 13'0" (5.75m x 3.96m)

Feature stone wall

Inset multi-fuel wood burner

Sliding doors to rear garden

DINING ROOM

10'11" x 13'11" (3.33m x 4.25m)

Opening to:

KITCHEN

7'7" x 13'11" (2.32m x 4.25m)

Range of matching wall and base units

Large understairs store cupboard

Door to rear garden

STAIRCASE rising from dining room to FIRST FLOOR LANDING

BEDROOM 1

11'0" x 13'0" (3.36m x 3.96m)

BEDROOM 2

11'0" x 13'11" (3.36m x 4.25m)

Built in store cupboard

BEDROOM 3

7'6" x 13'0" (2.29m x 3.96m)

Built in wardrobes

SHOWER ROOM

Wash hand basin, wc

Shower cubicle

OUTSIDE THE PROPERTY

The property is approached over a concrete driveway providing parking for two cars, flanked by gravel and shrub borders. Steps rising to reception area with gravelled front garden.

Gated side access to enclosed good sized REAR GARDEN laid mainly to lawn with paved patio and gravelled areas, well maintained shrub beds and borders. The villages original 'Well'. Two garden store sheds.





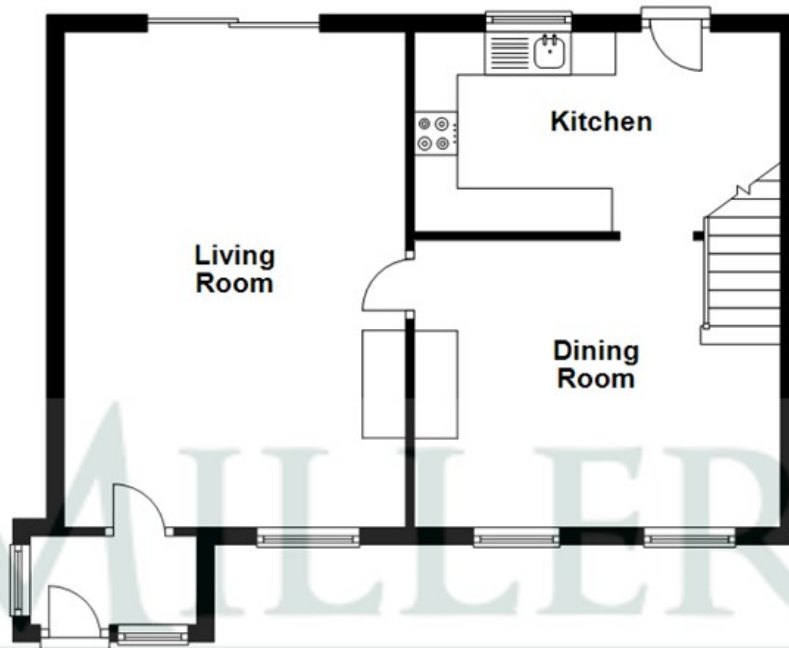




FLOOR PLANS ...

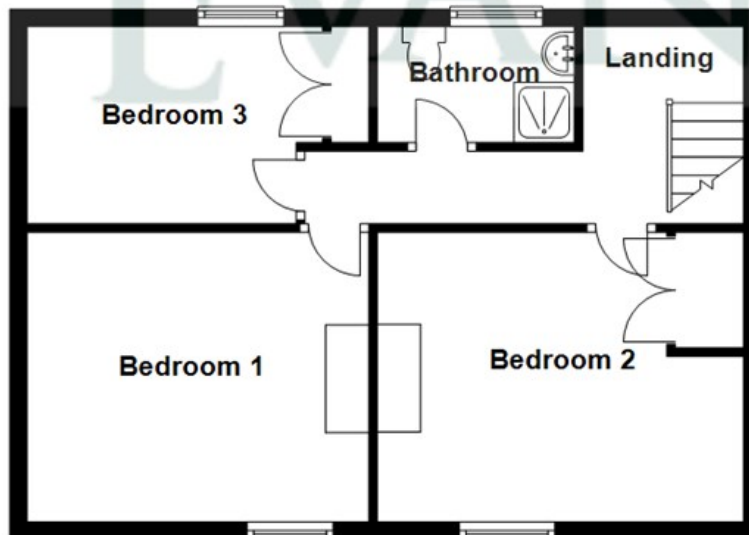
Ground Floor

Approx. 537.5 sq. feet



First Floor

Approx. 514.4 sq. feet



Total area: approx. 1051.8 sq. feet

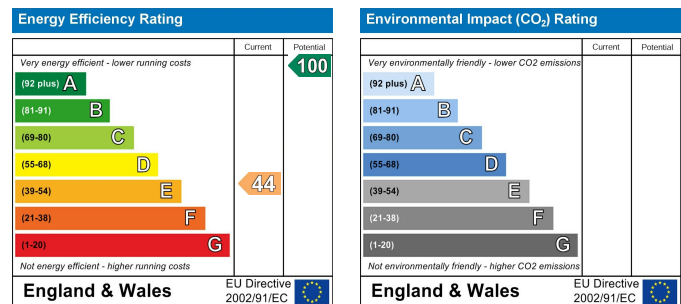
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed to the traffic lights in the centre of the village, turning onto the B4371 (signposted to Much Wenlock). Follow this road into Hope Bowdler, until reaching the village of Wall-Under-Heywood. Continue past the Plough Inn Public House and take the next right turning, the road will bend to the left and the property will be found on the right hand side after a short distance.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and 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: C

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

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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