



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

49, Watling Street South, Church Stretton, SY6 7BQ

**Offers In The Region
Of £350,000**

To view this property please call us on **01743 236 800** Ref: C7580/MM/lrd

A well presented and well maintained three bedroom detached bungalow.

This delightfully presented and well maintained three bedroom detached bungalow, provides well planned and well proportioned accommodation throughout, briefly comprising: entrance porch, hallway, sitting room/dining room, kitchen, utility, two bedrooms, third bedroom or study, shower room and WC. Spacious loft area with huge potential for development. Single garage, front garden, and neatly kept, tiered rear garden, providing views of the Stretton hills. The property also benefits from gas fired central heating and double glazed wooden windows.

The spacious loft area offers exceptional potential for transformation, making it ideal for adding valuable living space to the property, such as master suite, additional bedrooms or multi-functional area for example home office or entertainment room (subject to planning regulations).

The property is conveniently situated for the Church Stretton town centre and all its amenities including the Co-op supermarket, bus and rail services, range of cafes, public houses, primary and secondary schools, doctors and dentist, whilst the surrounding Stretton hills provide wonderful opportunities for recreational pursuits.



INSIDE THE PROPERTY

Wooden and partly glazed entrance door to:

ENTRANCE PORCH

Glazed inner door to:

L-SHAPED ENTRANCE HALL

Recessed airing cupboard with shelving

Ceiling hatch with fold away ladder to:

LARGE LOFT SPACE

34'1" x 16'0" (approx) (10.4 x 4.88 (approx))

Lighting and access to eaves storage space

Potential for conversion (subject to planning regulations)

CLOAKROOM/WC

Window to the side

Low flush wc

Wash hand basin

SITTING/DINING ROOM

21'0" x 11'7" (6.42 x 3.54)

Window to the front

Feature fireplace

KITCHEN

12'11" x 7'8" (3.94 x 2.34)

Window to the front

Range of built in wall and base units

Integrated Electrolux hob and double oven with extractor over

Side access to the garden

UTILITY ROOM

9'7" x 7'6" (2.94 x 2.29)

Window to the side

Range of matching wall and base units

BEDROOM 1

12'10" x 9'8" (3.93 x 2.96)

Window to the rear

BEDROOM 2

13'8" x 8'2" (4.19 x 2.51)

Window to the rear

BEDROOM 3 (or STUDY)

8'2" x 8'0" (2.51 x 2.45)

French doors opening onto the rear garden area

SHOWER ROOM

Window to the side

Low flush wc

Wash hand basin

Large walk in shower

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

16'0" x 7'10" (4.89 x 2.39)

With power supply and lighting

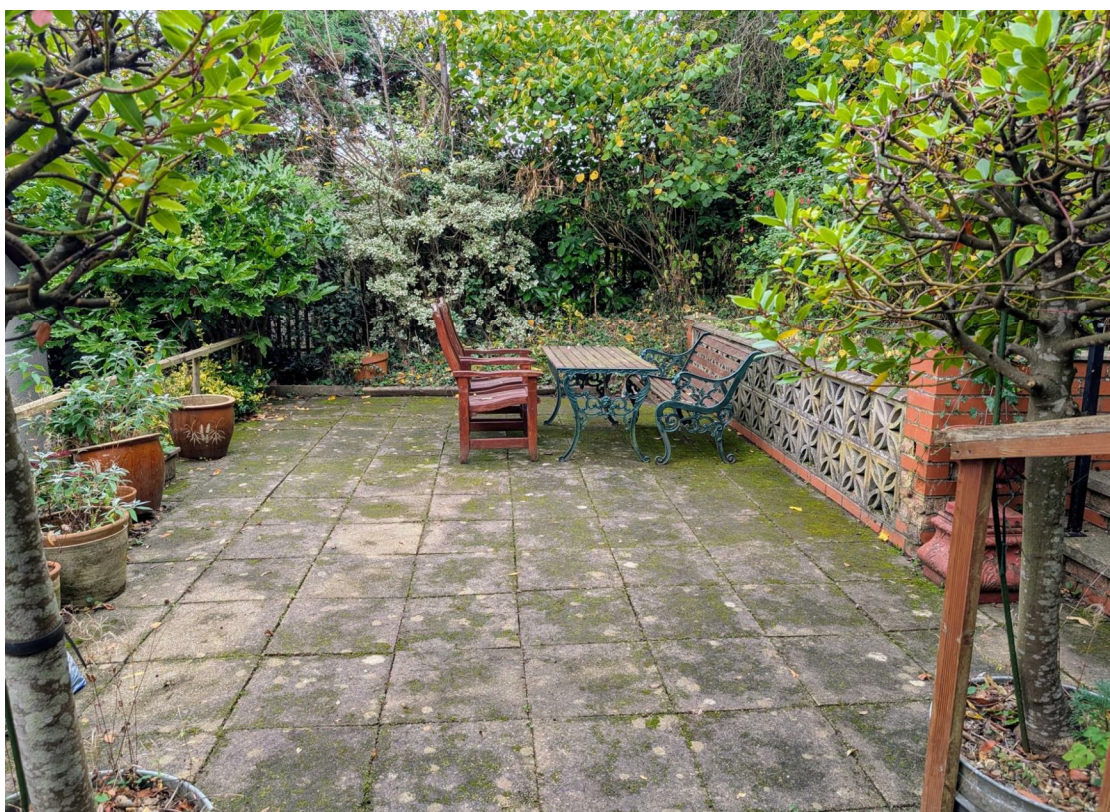
Internal door to entrance hall

To the front, the property is approached over a single driveway, providing room for one car, neatly kept front garden with floral borders and mature hedging, a small area predominantly laid to lawn and access to the single GARAGE.

To the rear of the property, the garden is tiered with a spacious patio area, perfect for outside entertaining and enclosed on all sides by mature hedging, offering privacy as well as providing stunning views of the South Shropshire hills.









FLOOR PLANS ...

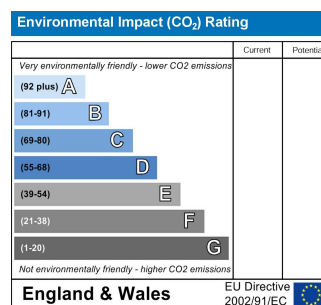
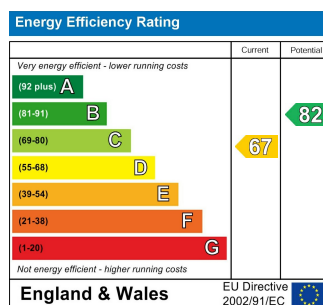


Ground Floor

HOW TO FIND THIS PROPERTY

From the Miller Evans Church Stretton office, proceed onto the B4371 Sanford Avenue road. Cross the traffic lights and turn right onto Watling Street South. Proceed for a further distance 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: 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.

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



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