



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Ashlett Cottages, High Street, Church Stretton, SY6 6DB

**Offers In The Region
Of £259,000**

To view this property please call us on **01743 236 800** Ref: C7587/MM/lrd

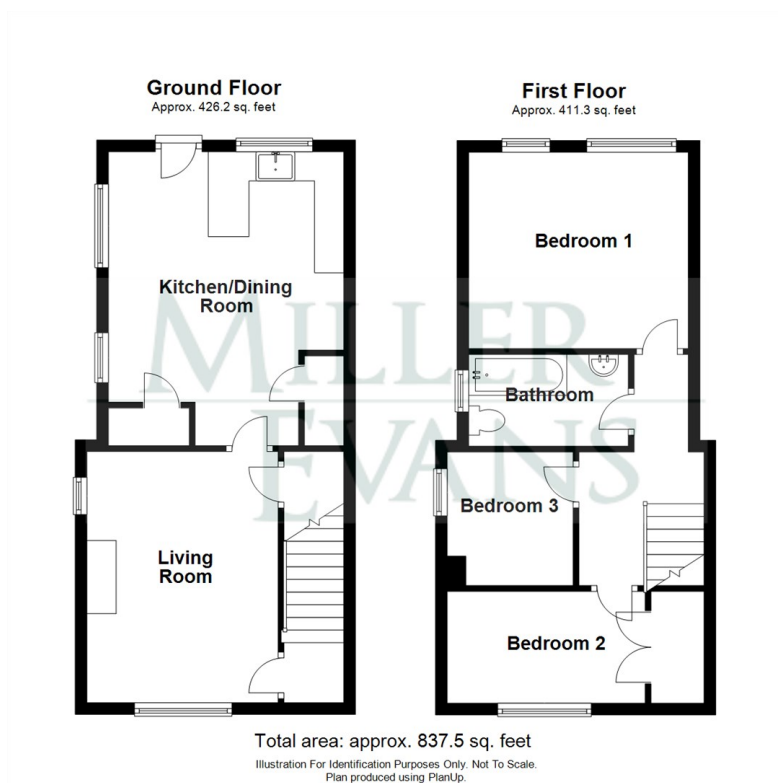
A unique three bedroom, semi-detached character cottage in need of modernisation.

This three bedroom semi-detached cottage, in need of modernisation, but provides spacious accommodation with unique character features and briefly comprises; living room, kitchen/dining room, three bedrooms, family bathroom and an enclosed rear garden. The property also benefits from gas central heating.

Ashlett Cottages are set within the heart of Church Stretton within walking distance of excellent amenities including shops, restaurants and railway station. The cottage enjoys a tranquil setting with superb views of Church Stretton's Church and close to excellent recreational pursuits.



FLOOR PLANS



INSIDE THE PROPERTY

LIVING ROOM

14'1" x 10'9" (4.30m x 3.27m)

Windows to the side and front

Understairs storage

Stone fireplace with inset wood burning stove

Exposed ceiling beams

Access to:

KITCHEN/DINING ROOM

16'6" x 13'3" (5.03m x 4.03m)

Windows to the side and rear

Access to the rear GARDEN

Pantry and storage cupboard

Additional storage cupboard with fitted boiler

Range of wall and base units

Belfast style sink

From the entrance, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

11'0" x 12'4" (3.36m x 3.76m)

Two windows to the rear

BEDROOM 2

6'3" x 14'5" (1.91m x 4.40m)

Window to the front

Storage cupboard

BEDROOM 3

7'6" x 7'1" (2.29m x 2.15m)

Window to the side

BATHROOM

Window to the side

Panelled bath

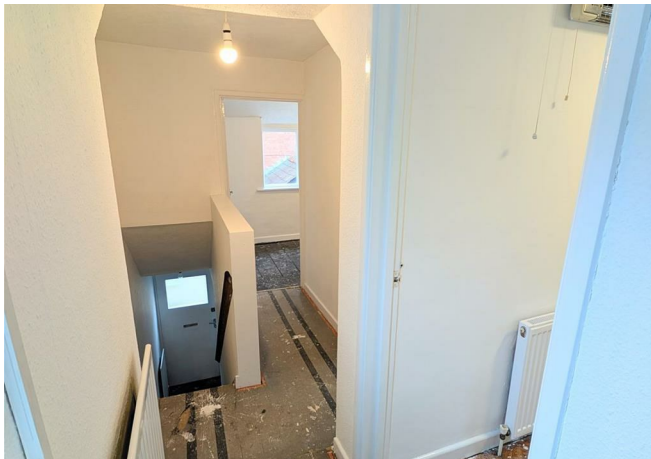
Pedestal wash hand basin

WC

(all in need of modernisation)

OUTSIDE THE PROPERTY

The property is approached over a shared passage way with gated access to the left hand side to a private rear GARDEN which is set over multiple levels with views of the Church. Includes green house and garden shed, the whole enclosed on all sides by wooden fencing.

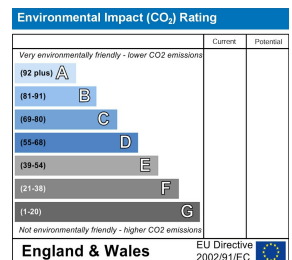
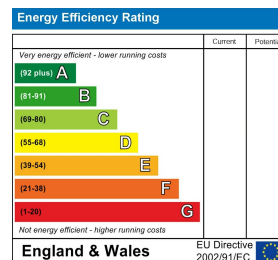


HOW TO FIND THIS PROPERTY

From the Miller Evans Church Stretton offices, proceed along the B5477 towards the Kings Arms. Directly opposite the Kings Arms, there is an alleyway. Proceed down the alleyway, where the property will be found at the end.



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

Council Tax Band C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

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

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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