



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Baybrook, Longhills Road, Church Stretton, SY6 6DS

**£695,000 Offers
In The Region Of**

To view this property please call us on **01743 236 800** Ref: C7596/WM/KQ

An impressive, extended, four bedroom detached dormer bungalow occupying an enviable position.

This immaculately presented, extended, four bedroom detached dormer bungalow provides well planned accommodation briefly comprising; entrance hall, sitting room, lounge/dining room, kitchen, utility, cloakroom, two ground floor bedrooms, shower room and separate wc. Two first floor bedrooms and a bathroom. Garage, ample parking. The property benefits from gas fired central heating.

The property occupies a pleasant position and boasts a beautiful outlook of the surrounding Stretton Hills. Located within walking distance of Church Stretton town centre with its wide range of thoroughfares, including bus and rail services, primary and secondary schools, co-op supermarket and a wide range of restaurants and cafes. The surrounding hills provide a wonderful opportunity for recreational pursuits.



INSIDE THE PROPERTY

RECEPTION HALL

Large store cupboard

SITTING ROOM

21'7" x 20'1" (6.58m x 6.13m)

Log burner

Large bay window enjoying views towards the Stretton Hills

LOUNGE / DINING ROOM

15'10" x 19'6" (4.82m x 5.95m)

Bi-fold doors to terrace enjoying superb views

KITCHEN

11'6" x 20'1" (3.51m x 6.13m)

Range of matching wall and base units

Window

UTILITY

7'3" x 14'0" (2.20m x 4.26m)

Wall and base units

Door to the rear

SEPARATE WC

Wash hand basin, wc

Store cupboard

BEDROOM 3

13'10" x 11'10" (4.22m x 3.61m)

Built in wardrobe

BEDROOM 4

11'4" x 13'7" (3.45m x 4.14m)

Built in wardrobe

SHOWER ROOM

Large shower cubicle

Large vanity unit

SEPARATE WC

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

13'8" x 16'3" (4.16m x 4.96m)

Large vanity unit

BEDROOM 2

20'1" x 13'8" max (l shaped measurement) (6.12m x 4.17m max (l shaped measurement))

L shaped room with two Velux windows and large standard window.

BATHROOM

Free standing bath

Large vanity unit, wc

Window

OUTSIDE THE PROPERTY

SINGLE GARAGE

The property is approached over a shared driveway, through an electric wooden gate onto a private tarmac driveway providing ample parking and access to the Garage.

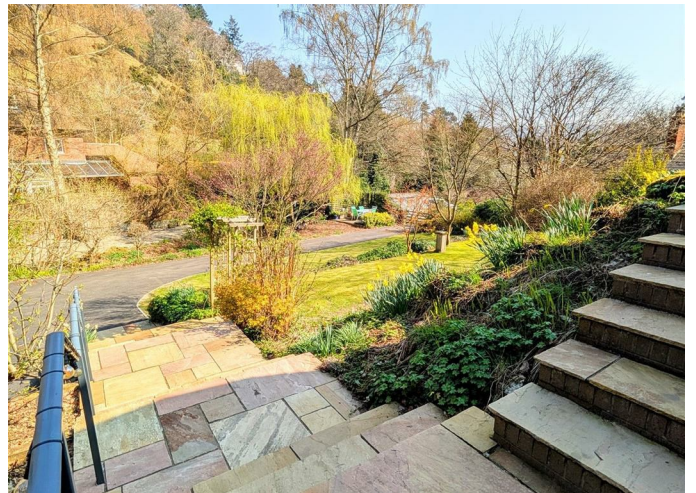
Front Garden laid to terraced lawn with well stocked shrubbery beds and borders, paved steps lead to the terrace and reception area enjoying superb views over Cardingmill Valley . There is a stream running through the garden with a delightful Summerhouse and seating area.

Large sloping garden to the rear.





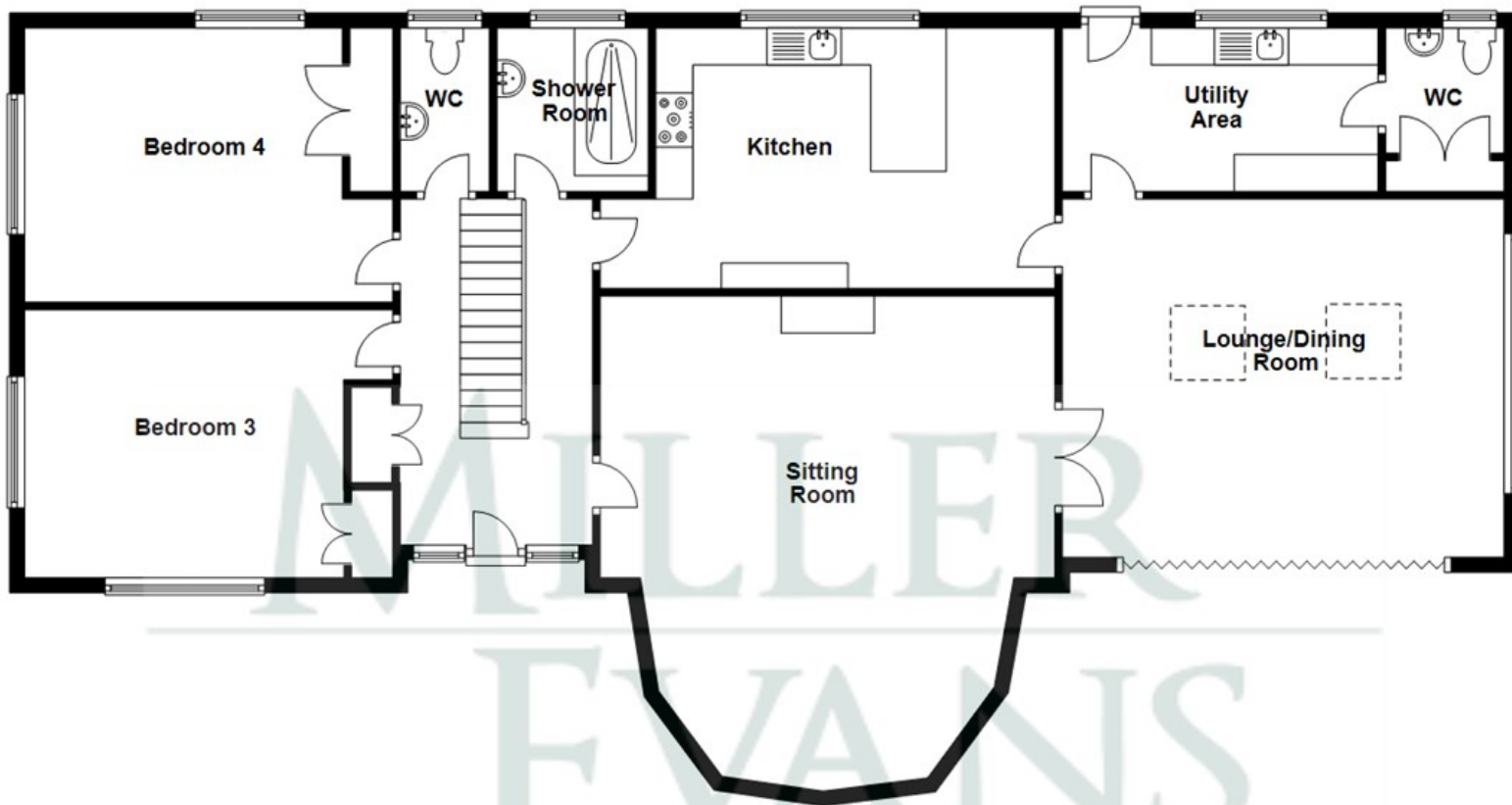




FLOOR PLANS ...

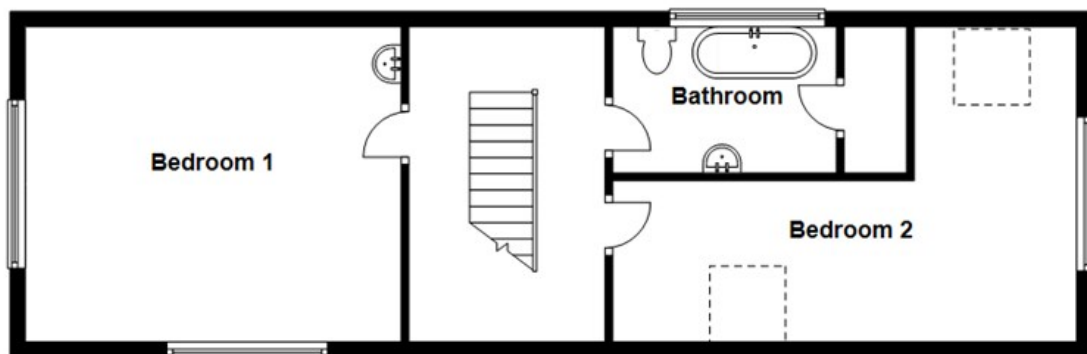
Ground Floor

Approx. 1682.7 sq. feet



First Floor

Approx. 620.9 sq. feet

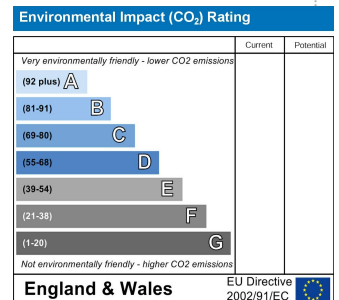
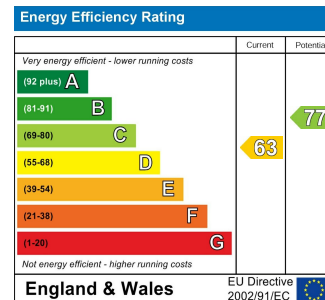


Total area: approx. 2303.6 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed along the High Street taking the first turning left onto Burway Road. Turn right onto Longhills Road, where the property will be found at the end of the road, through two wooden gates.



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?

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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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