



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

Gwynant, 1 Ludlow Road, Little Stretton, Church Stretton SY6 6RF

£430,000 Region

To view this property please call us on **01743 236 800** Ref: C7610/WM/MU



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# A well presented and extended, 4 bedroomed, semi detached family house.

This well presented and extended, 4 bedroomed, semi detached family house provides well planned and well proportioned accommodation throughout and briefly comprises : sitting room, living/dining room, kitchen, utility, 4 bedrooms (1 en suite) and family shower room. Outside there is a spacious driveway and a neatly kept, large rear garden. The property also benefits from oil-fired central heating plus a large garage/storage unit.

The property benefits from spectacular views of the South Shropshire Hills and is pleasantly situated near church Stretton town centre, where there are a wide range of excellent amenities including good schools, shops and cafes, public houses and restaurants, doctors surgery, railway service and bus service. Church Stretton is also well placed for access to Shrewsbury, Much Wenlock, Ludlow and Cravan Arms. Shrewsbury is 11 minutes by train from Church Stretton.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

### SITTING ROOM

13'7" x 13'1" (4.14m x 3.99m)

With a log burner

Large bay window to the fore with lovely views.

### LIVING / DINING ROOM

20'6" x 12'1" (6.25m x 3.68m)

Providing excellent accommodation with sliding doors to a private patio area and access through to the kitchen

Understairs storage cupboard.

### KITCHEN

10'8" x 10'1" (3.25m x 3.07m)

Fitted with a matching range of wall and base units

Windows to the side and rear

Access through to utility area

### UTILITY AREA

7'5" x 6'2" (2.26m x 1.88m)

Wall cupboards

Space and plumbing for washing machine and dryer and space for tall fridge

Part glazed door to the side entrance path.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

### BEDROOM 1

11'8" x 10'8" (3.56m x 3.25m)

Fitted storage cupboard

Window to the fore with lovely views.

### BEDROOM 2

12'1" x 11'8" (3.68m x 3.56m)

Fitted storage cupboard

Window to the rear.

### BEDROOM 3

8'6" x 7'3" (2.59m x 2.21m)

Window to the fore.

### MAIN SHOWER ROOM

With a large shower cubicle

Wash hand basin

Low flush wc

Windows to the side and rear.

A wooden STAIRCASE from the first floor landing to :

### BEDROOM 4

16'0" x 9'5" (4.88m x 2.87m)

With multiple Velux windows proving excellent natural light

Access to :

### EN SUITE SHOWER ROOM

With shower cubicle

Low flush wc

Wash hand basin.

## OUTSIDE THE PROPERTY

### DETACHED GARAGE

Side access door.

To the front of the property there is a spacious driveway providing ample parking and access to the garage, flanked by floral and shrubby borders with mature hedging.

The spacious REAR GARDEN boasts spectacular views of the South Shropshire Hills. There is a large area predominantly laid to lawn with multiple seating areas suitable for outside entertaining, floral and shrubby borders, a water feature and large vegetable patch with green house. The garden is enclosed on all sides by wooden fencing and mature hedging.

















## FLOOR PLANS ...



Second Floor



First Floor



Ground Floor

Total House Floor Area 125 Sq m (1344 Sq ft)

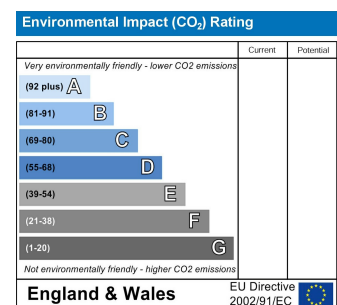
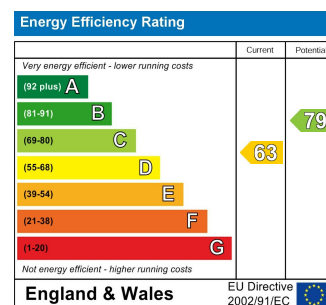
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Gwynant  
1 Ludlow Rd  
Little Stretton  
SY6 6RF

## HOW TO FIND THIS PROPERTY

When approaching from the traffic lights in Church Stretton turn right and proceed to the High Street turning left onto High Street and proceed to the mini island taking the second exit. Continue along Ludlow Road until you reach Little Stretton, passing the Ragleth Inn on the right hand side and the Green Dragon, the property will then be found on the left hand side after you pass Crown Close.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, 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: 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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