



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Gorsty Bank, All Stretton, Church Stretton, SY6 6LD

£325,000 Region

To view this property please call us on **01743 236 800** Ref: C7619/WM/lrd

An attractive and well positioned 3-bedroom semi-detached family home filled with light and character.

This semi detached family home, offered for sale with NO UPWARD CHAIN, provides well planned accommodation throughout, briefly comprising: Hall, Sitting Room/snug , Kitchen/Dining Room, Utility Room, downstairs WC, Bedrooms 1, 2 & 3, (one with en-suite/wet room) family bathroom, a spacious driveway, neatly kept garden and patio area. The property benefits from countryside views in both directions and has gas fired central heating. The property has solid wooden doors throughout. All windows on the east side both upstairs and down are fitted with triple glazing, all other windows and doors are double glazed. With an East - West aspect, the house benefits from light all day.

Gorsty Bank is located halfway between the towns of Ludlow & Shrewsbury near the highly popular village of All Stretton, (with an active village hall and the Yew Tree pub). The area is a hub for outdoor activities, offering opportunities for hill walking, mountain biking, cycling, golfing and more, with a thriving range of various clubs and societies. Just along the A49, Church Stretton is a vibrant market town with both primary and secondary schools, a leisure centre with a pool, and a wide range of shops and pubs, including a bustling traditional weekly food market. The station affords good rail connections. Buses run from All Stretton regularly to Ludlow and Shrewsbury.

Telford is also within easy commuting distance, with the M54 providing convenient access to the West Midlands and Birmingham.



INSIDE THE PROPERTY

ENTRANCE HALL

Understairs cloaks cupboard

KITCHEN / BREAKFAST ROOM

15'4" x 10'6" (4.67m x 3.20m)

Fitted with a range of wall and base units, including a ceramic sink with a drainer, with views to Caradoc Hill from the kitchen sink.

There is a Leisure range electric oven cooker with a gas hob, an extractor hood, and an integrated slim-line dishwasher, integrated fridge freezer and gas boiler.

The seating area provides space for a table and chairs and features double doors that open to the terrace.

UTILITY ROOM

6'6" x 5'2" (1.98m x 1.57m)

Space for washing machine

Fitted shelving

Door to

SEPARATE WC

Wash hand basin, wc

SITTING ROOM / SNUG

13'5" x 10'7" (4.09m x 3.23m)

A cosy room featuring a log-burning stove set within a charming brick inglenook

Window overlooking the garden.

STAIRCASE rising from the entrance hall to a large FIRST FLOOR LANDING suitable to accommodate a workspace and enjoying views out towards the Long Mynd.

BEDROOM 1

13'7" x 10'7" (4.14m x 3.23m)

Built in wardrobes

Roof light enjoying views over the garden

EN-SUITE WET ROOM

BEDROOM 2

10'11" x 8'6" (3.33m x 2.59m)

Window enjoying views towards the Caradoc Hill

BEDROOM 3

10'6" x 5'10" (3.20m x 1.78m)

Window enjoying views towards the Long Mynd.

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE DETACHED GARAGE

Electric roller door

Power and lighting.

Side gate leading to the entrance and garden.

Vehicle access is from the road through a five-bar timber gate, leading to a spacious gravel parking area that can accommodate several vehicles.

The Garden –The garden features two lawn areas, bordered by hedges and planted with a variety of herbaceous plants. A paved terrace adjoins the house, providing a lovely spot to relax and enjoy the views. The property is semi detached, yet the garden is not overlooked by any other property.

Outbuildings:

Useful open sided shed

Brick built garden tool and log store



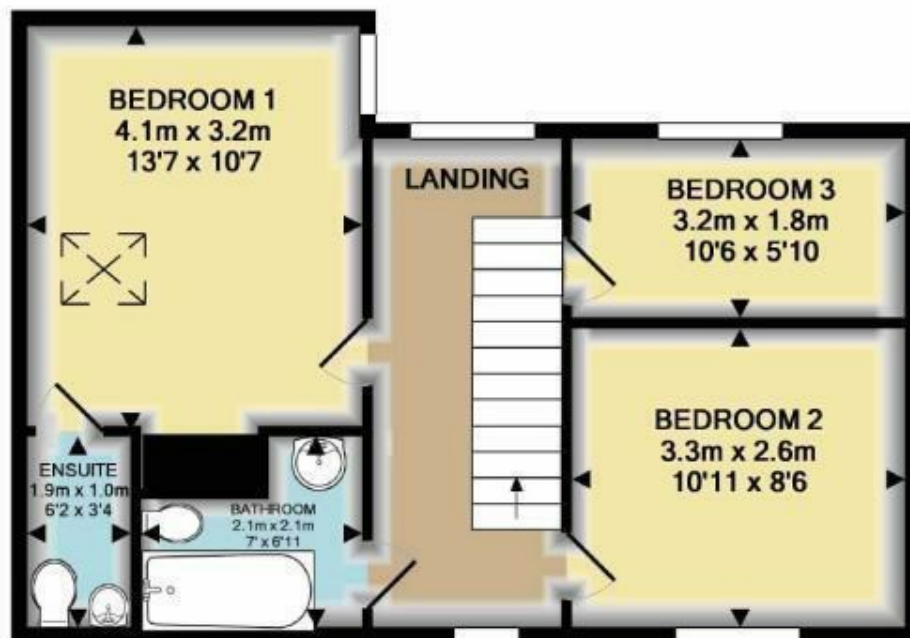




FLOOR PLANS ...



GROUND FLOOR



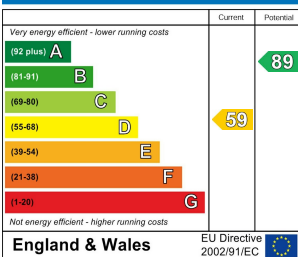
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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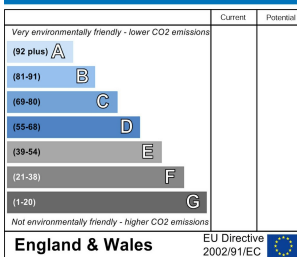
HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A49 south towards Church Stretton. After passing through Leebotwood, turn right onto the B5477 and the property will be found immediately on the right hand side.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



SERVICES

We understand that mains water, electricity and natural gas are connected. Septic tank drainage.

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

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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
Tel: 01694 724700



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