



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**11 Hazler Orchard, Church Stretton, SY6 7AL**

**£625,000 Offers**

To view this property please call us on **01743 236 800** Ref: C7621/WM/KQ

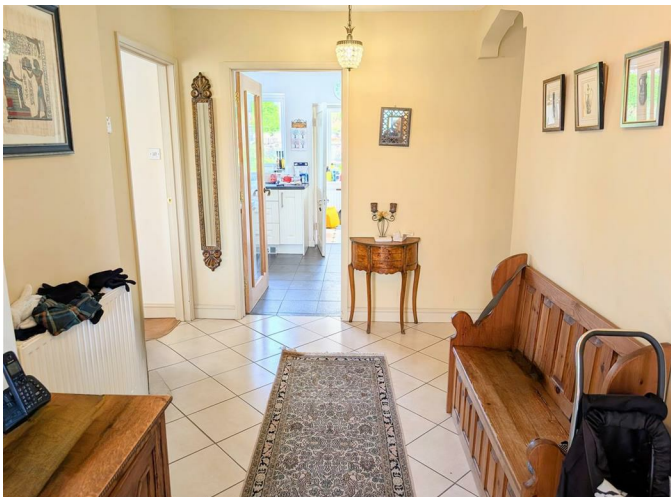


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# A well maintained three bedroom detached bungalow enjoying superb views towards the South Shropshire hills.

This well maintained three bedroom detached bungalow enjoys superb views towards the South Shropshire hills and briefly comprises; entrance hall, sitting room/dining room, kitchen, utility, conservatory, master bedroom with en suite shower room, two further bedrooms and family bathroom. Garage and parking. Neatly kept garden enjoying open views. The property benefits from gas fired central heating.

The property occupies an elevated position with delightful views across the Stretton Valley towards the Longmynd range of hills, whilst being approximately only 1/2 a mile from the centre of the town, where there are a good range of amenities including primary and secondary schools, a range of local shops, rail service, cafe's, bars, restaurants and a co-op supermarket. Church Stretton is also well placed within each reach of Shrewsbury, Much Wenlock, Telford, Craven Arms, Ludlow and Bishops Castle.



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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

Tiled floor

### SITTING ROOM / DINING ROOM

24'9" x 13'1" (7.54m x 3.99m)

Oak boarded floor

Inset wood burner

Sliding doors to Balcony and rear patio

French doors to:

### CONSERVATORY

9'5" x 9'1" (2.87m x 2.77m)

Tiled floor

Double doors to front

### KITCHEN

13'1" x 9'1" (3.99m x 2.77m)

Range of matching wall and base units

Window to the rear

### UTILITY ROOM

17'0" x 6'2" (5.18m x 1.88m)

Door to garden

### BEDROOM 1

16'7" x 6'2" (5.05m x 1.88m)

### EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

### BEDROOM 2

14'10" x 11'4" (4.52m x 3.45m)

### BEDROOM 3

11'4" x 9'8" (3.45m x 2.95m)

### BATHROOM

Shower cubicle

Panelled bath

Bidet

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

24'9" x 17'0" (7.54m x 5.18m)

### CAR PORT

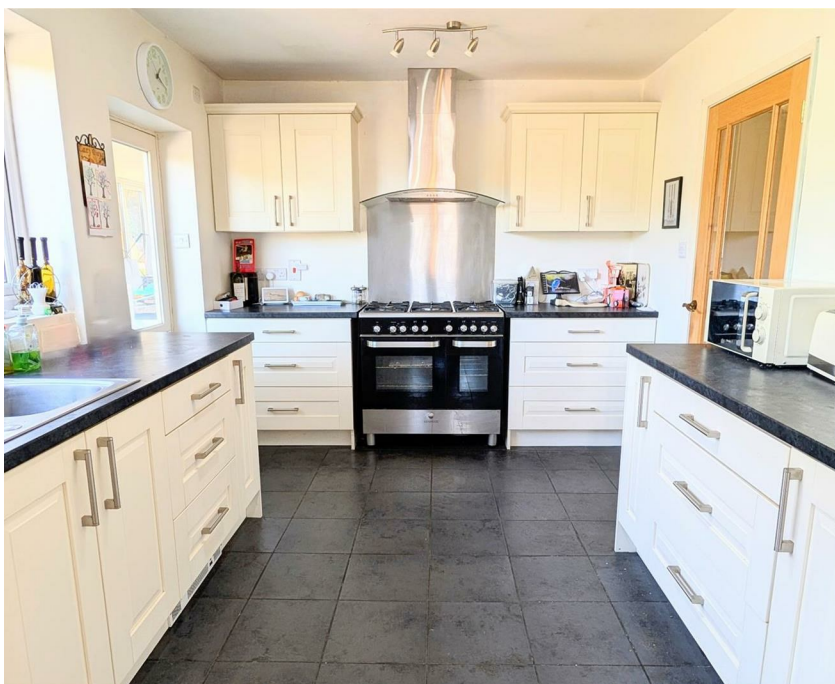
17'0" x 13'1" (5.18m x 3.99m)

The property is approached over a spacious driveway providing parking and access to the garage and car port. Paved pathway rises to the reception area with a range of mature shrub beds and borders.

Access via both sides of the property with a seating area to the left, which wraps around to the rear of the property, where there is a patio area providing ideal entertaining space. The rear garden is terraced with lawn and patio areas and a range of mature hedging and floral borders.











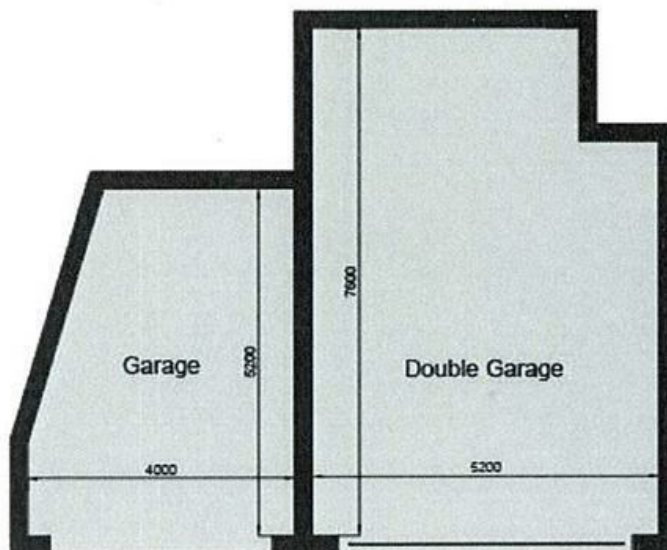




## FLOOR PLANS ...



Ground Floor



Garage Plan

11 Hazler Oarchard  
Church Stretton  
SY6 7AL

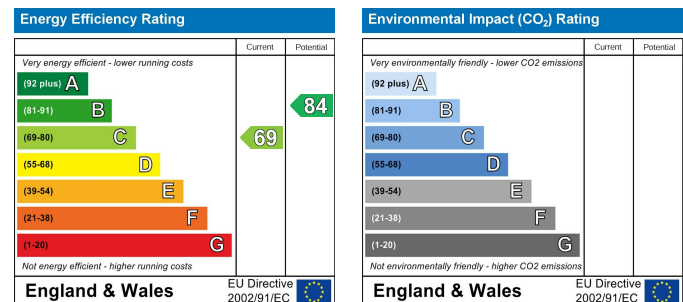
House Floor Area 128 Sq m (1376 Sq ft)

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## HOW TO FIND THIS PROPERTY

When approaching from the traffic lights on the A49 in Church Stretton, turn left into Sandford Avenue and second right onto Hazler Road. Travel up the hill for approximately 1/4 of a mile and turn right into Hazler Orchard, 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: 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?

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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