



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Darby Court, Wall-Under-Heywood, Church  
Stretton, SY6 7JD**

**£325,000 Region**

To view this property please call us on **01743 236 800** Ref: C7624/WM/KQ



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# A beautifully presented, detached character property.

This modern detached three bedroom property has a wealth of charm and character and briefly comprises; entrance hall, cloakroom, through living room, kitchen/dining room, master bedroom with en suite shower room, two further bedrooms and bathroom. Garage and parking. Small walled courtyard to the rear. The property benefits from oil fired central heating and timber framed double glazed windows.

The property occupies a peaceful cul-de-sac position of only four homes. The village of Wall-Under-Heywood, which is located approximately 4 miles east of Church Stretton and 8 miles from Much Wenlock. The Wenlock Edge area is renowned for its natural outstanding beauty, perfect for outdoor pursuits. Within Wall-Under-Heywood is a village hall and public house. There are further amenities in the nearby villages of Rushbury and Cardington, including a primary school public houses and a church.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Wood effect Karndean flooring  
Understairs store cupboard

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

11'1" x 18'3" (3.38m x 5.56m)  
Through room with wood effect flooring  
Multi-fuel stove with brick hearth  
Window to the front  
French doors to rear garden

### KITCHEN / DINING ROOM

11'1" x 18'3" (3.38m x 5.56m)  
Fitted with a range of matching wall and base units  
Tiled floor  
Neff four ring hob with cooker hood over and Belling electric oven  
French doors to rear garden  
Door to garage

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with access to roof space and airing cupboard housing hot water cylinder and shelving.

### MASTER BEDROOM

18'3" x 10'9" (5.56m x 3.28m)  
Wood effect floor  
Two Velux roof lights

### EN SUITE SHOWER ROOM

Tiled floor  
Velux roof light  
Walk in shower  
Wash hand basin, wc

### BEDROOM 2

11'1" x 8'8" (3.38m x 2.64m)  
Wood effect floor

### BEDROOM 3

7'8" x 14'4" (2.34m x 4.37m)  
Wood effect floor  
Velux roof lights  
Access to eaves storage

### BATHROOM

Tiled floor  
Two Velux roof lights  
Panelled bath with shower over  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

### INTEGRAL GARAGE

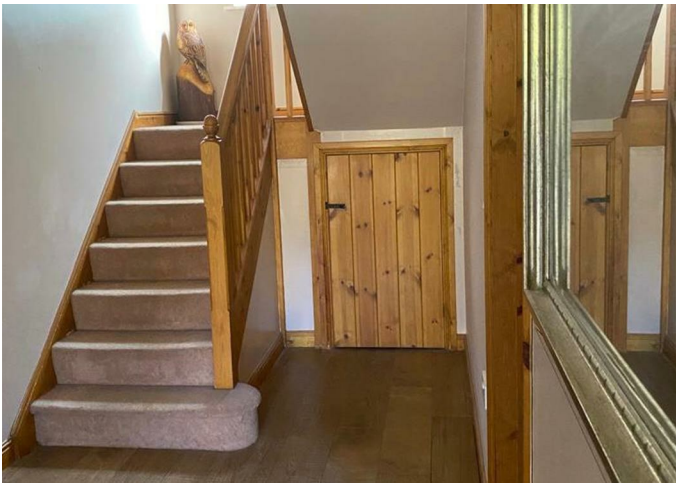
8'2" x 15'0" (2.49m x 4.57m)  
Up and over door  
Power and lighting  
Oil fired Boulter Camray wall mounted central heating boiler  
Door to kitchen and door to rear garden

The property is approached over a tarmacadam driveway providing parking and access to the garage, flanked by dwarf brick wall with wooden gate allowing access to the reception area with gravelled front garden area.

Walled rear courtyard laid to paved patio.







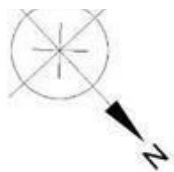




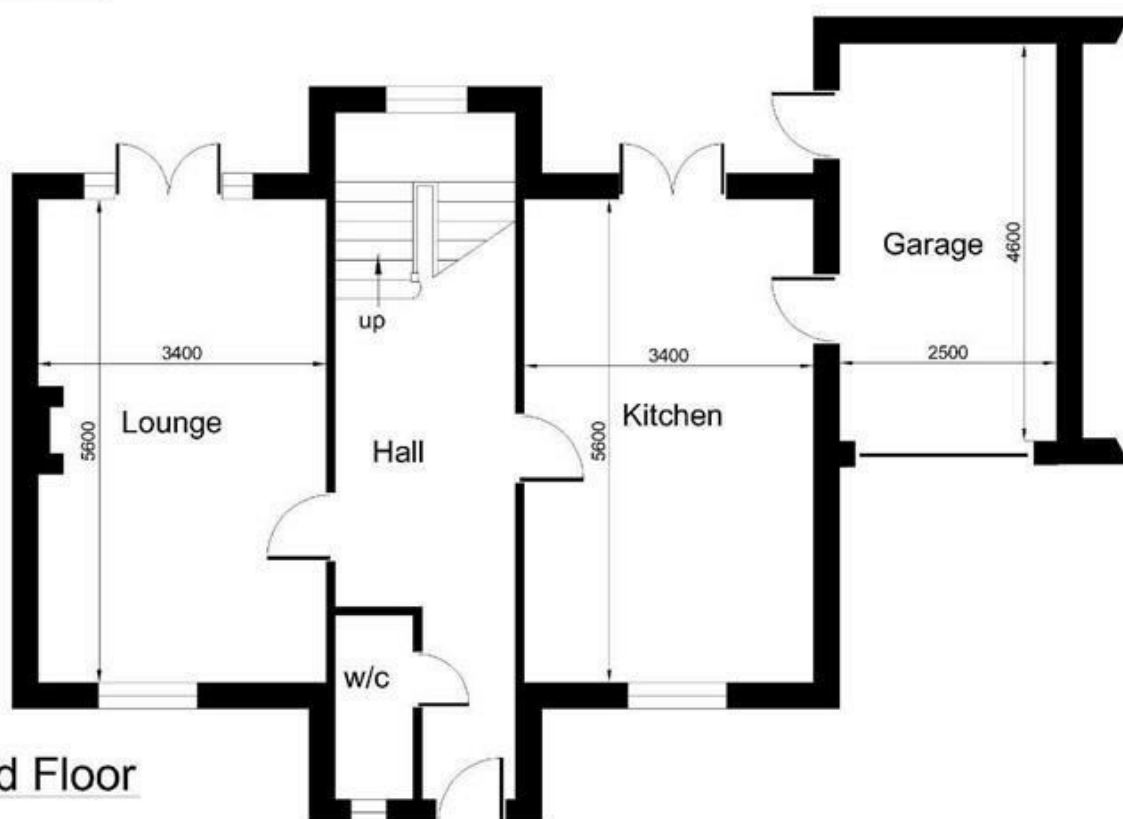




## FLOOR PLANS ...



## Floor Plan



## Ground Floor

Total Floor Area of House 130 Sq m (1397 Sq ft)

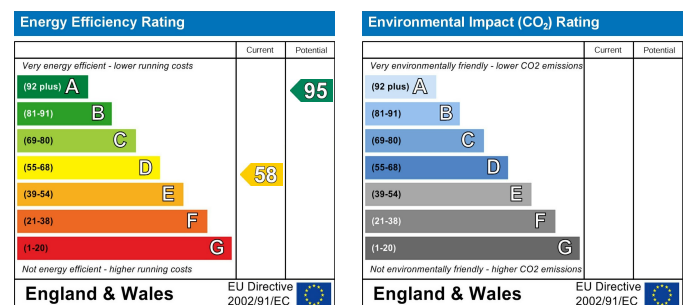
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2 Darby Court  
Wall-under-Heywood  
Church Stretton  
SY6 7JD

## HOW TO FIND THIS PROPERTY

When approaching from the traffic lights in Church Stretton, turn left onto the B4371 and continue through Hope Bowdler. On reaching Wall-Under-Heywood, turn right onto Darby Lane and left onto Darby Court where the property will be found.

## 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: 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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