



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

37 Churchill Road, Church Stretton, SY6 6AE

£525,000 Region

To view this property please call us on **01743 236 800** Ref: C7622/WM/KQ

A spacious three bedroom detached bungalow set on a substantial plot.

This well maintained three bedroom detached bungalow is set on a substantial plot with accommodation briefly comprising; entrance porch, hallway, living room, dining room, garden room, kitchen, utility, separate wc, three bedrooms and bathroom. Double garage and parking. Extensive rear garden enjoying views over surrounding Hills. The property and been recently redecorated and benefits from newly fitted carpets throughout and a spacious attic area.

The property is pleasantly situated on this popular residential development within walking distance of Church Stretton town centre, where there are a wide range of excellent amenities including; good schools, bus and rail services, co-op supermarket, shops, cafe's, public houses, doctors and dentists. The surrounding hills provide a wonderful opportunity for recreational pursuits.



INSIDE THE PROPERTY

ENTRANCE PORCH

Glazed on all sides and enjoying open views to the front

HALLWAY

Large store cupboard

LIVING ROOM

15'3" x 12'1" (4.66m x 3.69m)

Large window to the front

Electric fireplace

DINING ROOM

9'10" x 10'11" (2.99m x 3.32m)

Sliding doors to:

GARDEN ROOM

Three windows enjoying views over the rear garden

Door to rear garden

KITCHEN

9'10" x 7'11" (2.99m x 2.42m)

Range of matching wall and base units with newly fitted worksurfaces

UTILITY

7'11" x 6'7" (2.41m x 2.00m)

Base unit

Space and plumbing for white goods

Door to rear garden

Door to:

SEPARATE WC

BEDROOM 1

12'10" x 11'8" (3.91m x 3.56m)

BEDROOM 2

10'8" x 8'8" (3.24m x 2.63m)

BEDROOM 3

6'7" x 11'0" (2.01m x 3.35m)

Built in wardrobes with sliding doors

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

The property is approached over a concrete driveway providing parking and access to the garage. Front garden with herbaceous beds and border and mature hedging.

Side access to the extensive rear garden which is predominantly laid to lawn with established conifers and a range of mature hedges. Large paved patio area with dwarf wall and steps to lawn area. The garden is well enclosed and enjoys superb views over the surrounding range of hills.





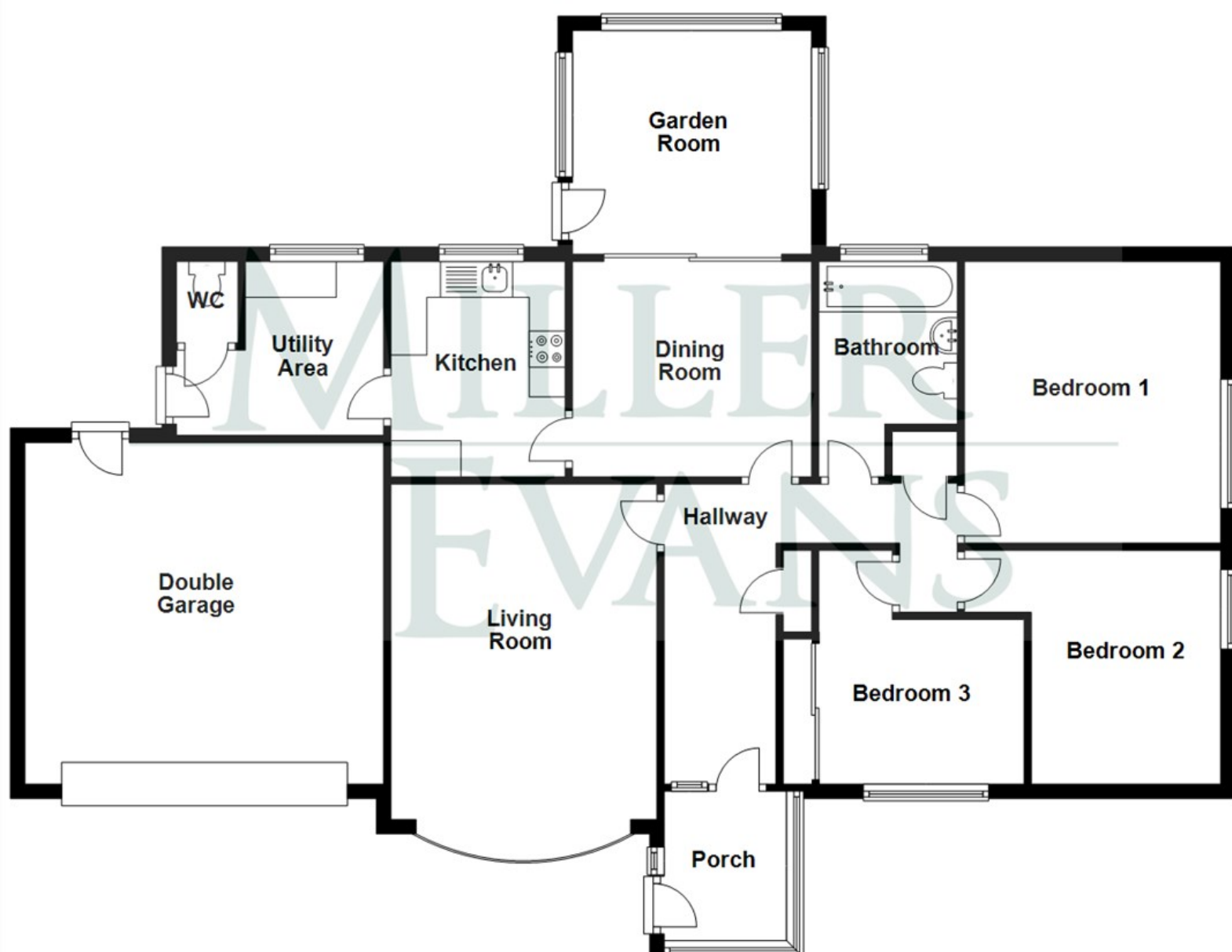




FLOOR PLANS ...

Ground Floor

Approx. 1417.6 sq. feet



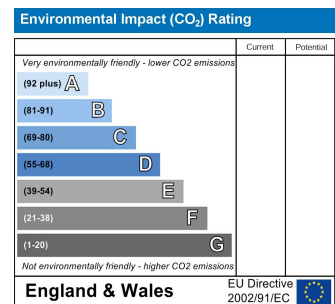
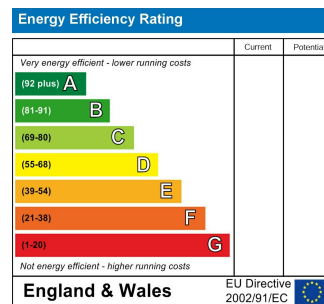
Total area: approx. 1417.6 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton town centre take the Shrewsbury Road towards All Stretton taking the second right into Churchill Road. Follow the road around where eventually 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: E

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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