



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Churchway Cottages, Church Stretton, SY6 6BF**

**Offers In The Region  
Of £385,000**

To view this property please call us on **01743 236 800** Ref: C7634/WM/MU



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# A modern, Border Oak, 2 bedroomed town centre cottage.

This modern, Border Oak, 2 bedroomed town centre cottage provides well planned and well proportioned accommodation throughout and briefly comprises : hallway, downstairs wc, lounge, kitchen, 2 bedrooms and bathroom. Outside there is a courtyard. The property also benefits from one parking space and underfloor heating downstairs.

The property is set within the heart of Church Stretton within walking distance of excellent shops, restaurants and a Railway Station. The cottage enjoys a tranquil setting with beautiful views of the surrounding hills. Church Stretton provides an excellent range of recreational pursuits.



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## INSIDE THE PROPERTY

### HALLWAY

With tiled flooring

### DOWNSTAIRS WC

With low flush wc  
Wash hand basin  
Window to the fore.

### LOUNGE

15'7" x 11'10" (4.75m x 3.61m)

With exposed brick fireplace with inset gas fire and exposed rustic oak beams  
Window to the fore  
French doors opening onto the rear courtyard.

### KITCHEN

15'7" x 11'10" (4.75m x 3.61m)

Fitted with a high standard matching range of wall and base units  
Luxury quartz working surfaces  
Integrated appliances  
Oak beams, window to the fore and access to the rear courtyard.

A STAIRCASE rises to the FIRST FLOOR LANDING

### BEDROOM 2

15'7" x 11'10" (4.75m x 3.61m)

Window to the fore  
Velux window to the rear  
Exposed timber beams

### BEDROOM 2

15'7" x 11'9" (4.75m x 3.58m)

Window to the fore  
Velux window to the rear.

### BATHROOM

Fitted with a white suite comprising  
Panelled bath with shower attachment  
Low flush wc  
Wash hand basin with mixer tap

## OUTSIDE THE PROPERTY

The cottage is accessed via a private driveway with gravelled parking area and paved pathway to the property.

TO THE REAR there is a small paved courtyard that runs the length of the property with a gate to the side pedestrian pathway.







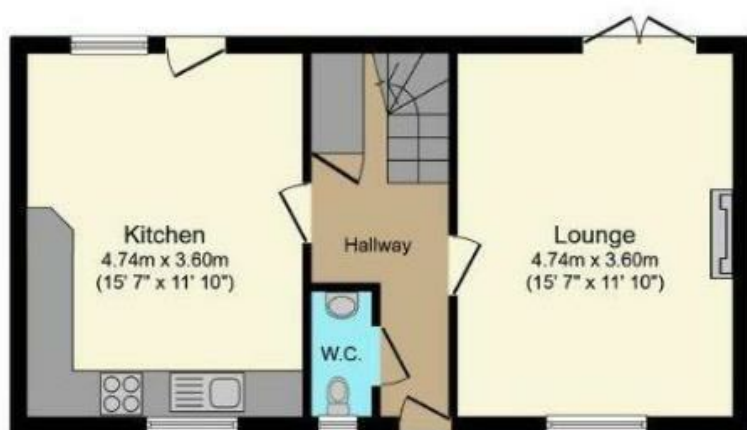




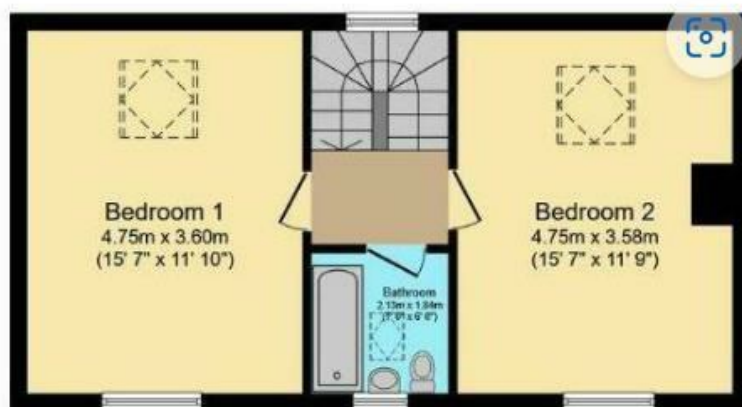


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## FLOOR PLANS ...



**Ground Floor**



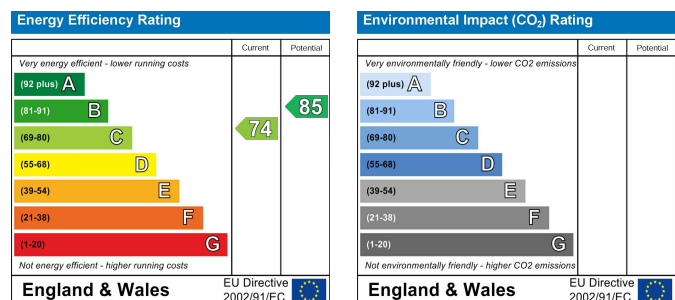
**First Floor**



## HOW TO FIND THIS PROPERTY

The property is best approached from the Miller Evans office by taking a right hand turn and following the road down Churchway. Proceed for a short distance turning right underneath the archway and the property will be found after a short distance on the right 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: C

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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