



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

163 Watling Street South, Church Stretton, SY6 7BJ £280,000 Region

To view this property please call us on **01743 236 800** Ref: C7644/WM/KQ

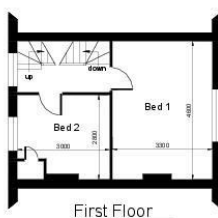
A well presented three storey, three bedroom mid-terraced house.

This well appointed three bedroom mid-terraced property enjoys accommodation arranged over three floors, briefly comprising; entrance porch, sitting room, open-plan dining room and kitchen, cloakroom. two bedrooms to the first floor, third bedroom and bathroom to the second floor. Enclosed terraced rear garden. The property benefits from gas fired central heating and double glazing.

The property is conveniently placed within easy reach of Church Stretton town centre with all its amenities including the Co-op supermarket, bus and rail services and a range of cafe's, public houses, primary and secondary schools, doctors and dentists. The surrounding Stretton hills provide wonderful opportunity for recreational pursuits.



FLOOR PLANS



Total Floor Area 95 Sq m (1021 Sq ft)

163 Watling Street South
Church Stretton
SY6 7AT

INSIDE THE PROPERTY

ENTRANCE PORCH

SITTING ROOM

15'0" x 11'1" (4.57m x 3.38m)

Stone fireplace with wood mantel and log effect gas fire
Window to the front

DINING ROOM

15'0" x 9'8" (4.57m x 2.95m)

Understairs store cupboard with power point

KITCHEN

11'1" x 5'9" (3.38m x 1.75m)

Fitted with a range of matching wall and base units
Window to the rear
Door to Lobby leading to:

CLOAKROOM

Wash hand basin , WC

STAIRCASE from dining room rising to FIRST FLOOR LANDING

BEDROOM 1

15'0" x 10'8" (4.57m x 3.25m)

Window to the front enjoying views over the Stretton hills
Built in wardrobe with dressing table and mirror

BEDROOM 2

9'11" x 9'8" (3.02m x 2.95m)

Window to the rear

Airing cupboard housing gas fired boiler, hot water cylinder and shelving.

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 3

15'4" x 8'5" (4.67m x 2.57m)

Window to the front enjoying views over the Stretton Hills.

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

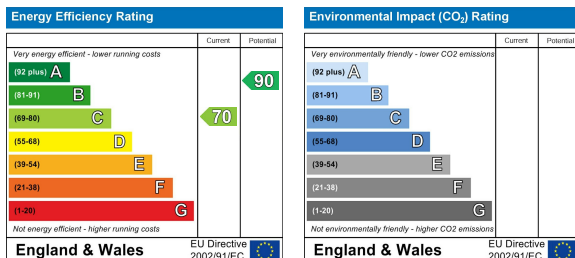
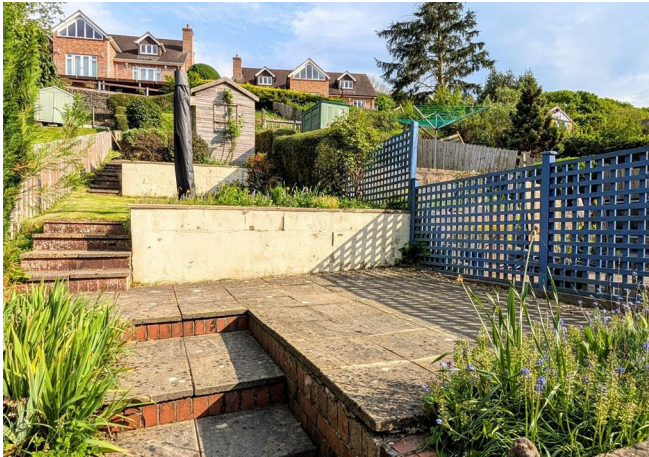
The property is divided from the road by brick walling with steps leading to the reception area, flanked by lawn with shrub beds and borders.

Terraced sloping rear garden laid to paved steps and pathways with patio and lawn area and a wide range of inset specimen trees and shrubs and wild garden. Store sheds.



HOW TO FIND THIS PROPERTY

From the town centre of Church Stretton continue straight over the traffic lights on the A49 towards Much Wenlock. Turn onto Watling Street South and continue towards the end where the property will be found.



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.

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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