





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

Heartsease, Clive Avenue, Church Stretton, SY6 7BL

Offers In The Region Of £800,000

To view this property please call us on 01743 236 800 Ref: C7648/WM/KQ

A superior, four bedroom, detached family house occupying a beautiful elevated position.

This superior, spacious four bedroom detached home provides versatile accommodation briefly comprising; entrance porch, reception hall, shower room, sitting room, garden room, dining room, kitchen/family room, utility, master bedroom with en suite shower room, second bedroom with en suite shower room, two further bedrooms and bathroom with shower. Detached double garage and parking. Landscaped gardens enjoying open views. The property benefits from gas fired central heating and double glazing and recent improvements include; new radiators and replacement windows to the front and side of the house with solar reflective treatment.

Heartsease occupies a enviable, slightly elevated position and enjoys far reaching views of the Stretton Hills. Located within walking distance of Church Stretton town centre where there are an excellent range of amenities including a railway service, co-op supermarket, primary and secondary schools, doctors, dentists and vets, wide range of restaurants, Cafés and pubs and the town is well placed for easy access to Shrewsbury, Ludlow, Craven Arms, Bishops Castle and Telford





INSIDE THE PROPERTY

ENTRANCE PORCH

Engineered Oak flooring

Wooden door with glazed panel to:

RECEPTION HALL

Large store cupboard

SHOWER ROOM / CLOAKROOM

Wash hand basin, wc

Walk in shower

Heated towel rail

Window

SITTING ROOM

20'9" x 13'7" (6.32m x 4.14m)

Attractive marble fireplace with marble hearth and coal effect gas fire

Front window and side bay window

Double doors to:

GARDEN ROOM

10'1" x 7'8" (3.07m x 2.34m)

Wood flooring

Windows enjoying superb views over surrounding hills

Double doors to rear garden

DINING ROOM

13'4" x 11'4" (4.06m x 3.45m)

Engineered Oak flooring

Three windows

Door to sitting room.

KITCHEN / FAMILY ROOM

21'3" x 16'7" (6.48m x 5.05m)

Kitchen area with tiled floor

Fitted with a range of matching wall and base units including peninsular island with Quartz worktop

Integrated fridge/freezer, Lamona microwave, dishwasher Neff four ring induction ceramic hob, Neff double oven Family room area with engineered Oak flooring

Windows enjoying views towards Stretton hills

UTILITY ROOM

9'1" x 6'8" (2.77m x 2.03m)

Tiled floor

Fitted with a range of matching wall and base units with inset

Space and plumbing for white goods

Wall mounted Worcester gas fired central heating boiler

Door to:

REAR PORCH

Door to rear garden

From the reception hall STAIRCASE rises to a FIRST FLOOR LANDING with large airing cupboard enclosing hot water cylinder and shelving.

MASTER BEDROOM

14'1" x 13'1" (4.29m x 3.99m)

Built in wardrobes

Three windows enjoying superb open views over the surrounding hills

EN SUITE SHOWER ROOM

Walk in shower

Wash hand basin, wc, bidet

Heated towel rail

Window

BEDROOM 2

12'4" x 11'4" (3.76m x 3.45m)

Access via fold away ladder to roof space.

EN SUITE SHOWER ROOM

Walk in shower

Wash hand basin, wc

BEDROOM 3

12'4" x 9'8" (3.76m x 2.95m)

Wood effect vinyl flooring

Window

BEDROOM 4

11'8" x 9'5" (3.56m x 2.87m)

Wood effect vinyl flooring

Fitted wardrobes

BATHROOM

Panelled bath

Walk in shower

Wash hand basin, wc

Heated towel rail

Window

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

Electric up and over door with remote control

Power and lighting

Ladder to loft storage area

The property is approached over a gated gravelled driveway providing ample parking and access to the detached double garage. Well kept landscaped front garden area laid to lawn with well stocked floral and shrubbery borders and a variety of ornamental conifers. Greenhouse.

REAR GARDEN laid mainly to lawn with paved terrace and a wide selection of specimen trees and shrubs and two summerhouses. Garden store sheds. The gardens are beautifully landscaped and enjoy super open views towards the Stretton hills.





































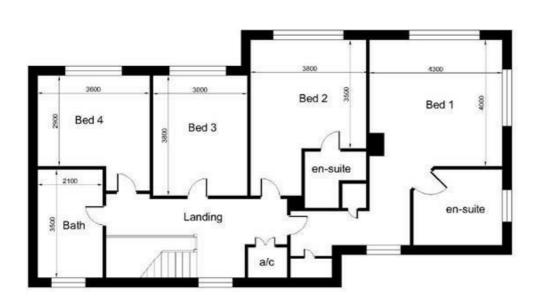






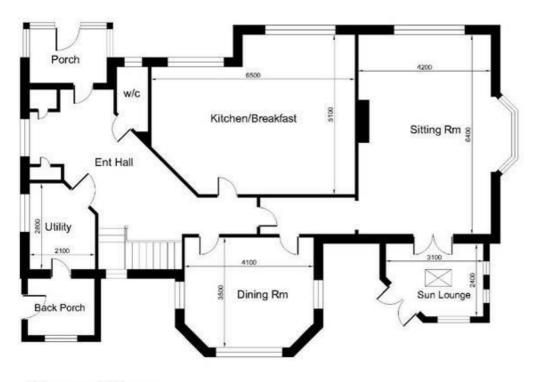


FLOOR PLANS ...





First Floor





Ground Floor

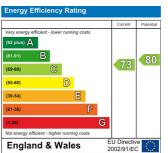
Heartsease Clive Ave Church Stretton SY6 7BL

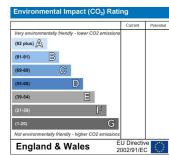
HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed along Sandford Avenue, across the traffic lights on the A49. Turn right onto Watling Street South and turn second left onto Clive Avenue. Continue for some distance, eventually turning right onto a private drive where Heartsease will be found at the end.









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:





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