



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

32 Shrewsbury Road, Church Stretton, SY6 6JB

**Offers In The Region
Of £595,000**

To view this property please call us on **01743 236 800** Ref: C7655/WM/lrd

Beautifully presented, three bedroom detached house, occupying an enviable position.

This beautifully presented, three bedroom detached property, has been tastefully modernised and provides spacious and well planned accommodation throughout; briefly comprising: entrance hall, sitting room, kitchen/breakfast room, dining room, conservatory, utility room, cloakroom/wc; three bedrooms, bath/shower room and en-suite shower room. It benefits from gas central heating, double glazed windows and twelve solar panels. Garage, driveway and beautifully landscaped gardens and stunning countryside views.

Occupying a convenient position in the sought after location of Church Stretton, the property enjoys open views across the valley towards the surrounding hills and lies a short distance from Carding Mill Valley. The town of Church Stretton, with its excellent amenities and transport links to Shrewsbury and Ludlow, is only a short walk away.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

With oak boarded flooring and storage cupboard

SITTING ROOM

18'8" x 13'1" (5.7 x 4.0)

Window to the front and rear

Feature fireplace with surround and mantle, slate hearth and log burner

KITCHEN

14'1" x 13'1" (4.3 x 4.0)

Fitted with a range of matching wall and base units and integrated appliances

Tiled floor and underfloor heating

Two windows and skylight

Step down to storage/boiler store, shelving and housing the gas fired boiler

Open plan to:

DINING ROOM

11'1" x 13'1" (3.4 x 4.0)

With oak board flooring

Glazed double French doors with side windows to:

CONSERVATORY

10'9" x 13'1" (3.3 x 4.0)

Tiled floor, UPVC glazed windows and remote opening skylight

Glazed double doors to the rear garden

UTILITY ROOM

10'5" x 6'10" (3.2 x 2.1)

Base units with sink and tiled splash back

Plumbing for washing machine and tumble dryer

Glazed door to garden

CLOAKROOM

With low flush WC and wash hand basin

From the entrance hall, STAIRCASE rises to a FIRST FLOOR LANDING - trap door to loft space, airing cupboard with shelving and hot water cylinder

BEDROOM 1

19'0" x 9'2" (5.8 x 2.8)

EN-SUITE SHOWER ROOM

Shower cubicle, low flush wc and wash hand basin

BEDROOM 2

11'9" x 13'1" (3.6 x 4.0)

Window and three double wardrobes and shelving

BEDROOM 3

11'1" x 13'1" (3.4 x 4.0)

Two windows with superb countryside views

Built in wardrobe with louvre doors

BATH/SHOWER ROOM

Panelled bath

Walk in shower

Wash hand basin and low flush wc

Heated towel rail

OUTSIDE THE PROPERTY

GARAGE

11'1" x 6'6" (3.4 x 2.0)

Up and over door, power points and lighting

Electric car charging point

Storage Room to the rear

To the front, the property is approached over an expansive Tarmacadam driveway serving the integral garage and formal reception area. Garden to the front, predominantly laid to lawn with floral and shrubbery borders and mature apple tree.

To the rear of the property, there is a paved rear patio area, summerhouse with decking, ornamental pond, as well as lawned areas, established trees shrubs, floral beds, the whole enclosed by neatly kept hedging.







FLOOR PLANS ...



Floor Plan



Ground Floor

32 Shrewsbury Rd
Church Stretton
SY6 6JB

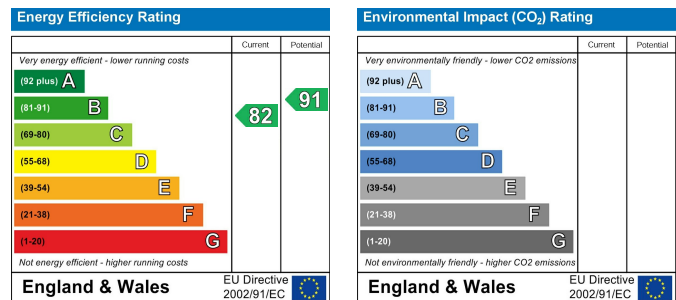
Total House Floor Area 168.5q.m (1806 Sq.ft.)

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HOW TO FIND THIS PROPERTY

From the Church Stretton office, proceed along Shrewsbury Road towards All Stretton. After a short distance, the property will be found on the right hand-side before the Churchill Road turning.

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

Council Tax Band F LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

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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 you 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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