



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

161 Watling Street South, Church Stretton, SY6 7BJ

**£250,000 Asking
Price**

To view this property please call us on **01743 236 800** Ref: C7685/WM/KQ

This mature mid-terraced house has been much improved and provides spacious accommodation over three levels.

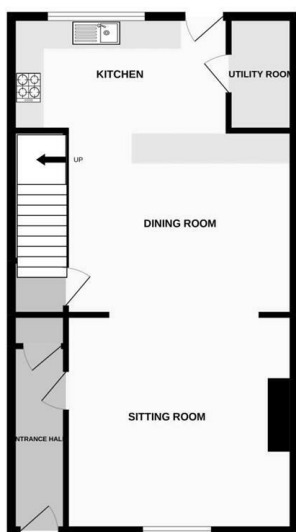
This mature mid-terraced three bedroom house has been much improved to provide spacious accommodation briefly comprising; entrance hall, open plan sitting room/dining room, kitchen and cloakroom to the ground floor. Bedroom and bathroom to the first floor. Two further bedrooms to the second floor. There is a good sized rear garden which enjoys superb views towards the Stretton Hills. The property benefits from gas fired central heating and double glazing.

The property is pleasantly and conveniently situated within walking distance of Church Stretton town centre, where there are a wide range of local amenities including; shops, restaurants, a railway station and doctors surgery. There is also a good local school and opportunities for wonderful recreational pursuits.



FLOOR PLANS

GROUND FLOOR



1ST FLOOR



2ND FLOOR



INSIDE THE PROPERTY

ENTRANCE HALL

SITTING ROOM

11'0" x 11'7" (3.36m x 3.52m)

Feature brick fireplace with inset log burning stove

Window to the front

Large opening to:

DINING AREA

10'2" x 11'7" (3.10m x 3.52m)

Leading to:

KITCHEN

6'1" x 11'2" (1.86m x 3.41m)

Fitted with a range of matching modern units with wooden worktops over and Belfast sink

Breakfast bar with cupboards beneath

Fitted oven, hob and extractor hood over

Integrated dishwasher and microwave

Large window and door to rear garden

UTILITY

Worktop and space for appliances

STAIRCASE rising from the dining room to FIRST FLOOR LANDING

BEDROOM 1

10'8" x 15'4" (3.24m x 4.67m)

Window enjoying superb views over the surrounding hills.



BATHROOM

10'5" x 9'5" (3.17m x 2.87m)

Exposed floorboards

Panelled bath

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 2

10'5" x 9'5" (3.18m x 2.87m)

BEDROOM 3

8'3" x 15'4" (2.52m x 4.67m)

OUTSIDE THE PROPERTY

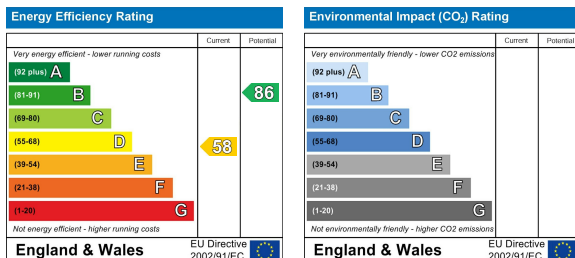
The property is approached via stone steps to the reception area with small neatly kept front garden laid to lawn, enclosed by dwarf brick walling.

There is a good sized tiered REAR GARDEN with patio and gravelled areas and large lawned area with well stocked flowers, shrubs and mature trees. Paved steps and pathways to a decked terrace providing ideal seating area and enjoying superb views towards the Stretton Hills.



HOW TO FIND THIS PROPERTY

When approaching from Church Stretton town centre, proceed through the traffic lights, taking the first exit onto Watling Street South. Continue almost the full length of Watling Street South and the property will be found on the left hand side.



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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones