



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**1 St Laurence Close, Church Street, Church Stretton,  
SY6 6DQ**

**£390,000 Offers  
In The Region Of**

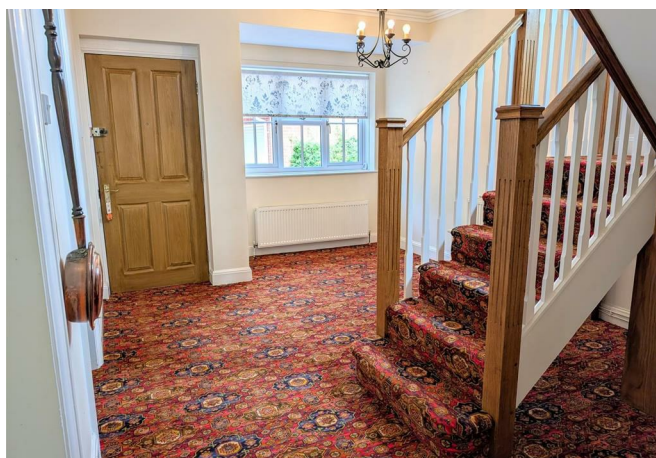
To view this property please call us on **01743 236 800** Ref: C7696/WM/KQ



# A well appointed, modern, end of terrace dormer bungalow residence.

This well appointed modern, two bedroom end terraced dormer bungalow provides ideal retirement, or holiday accommodation, for occupiers who must be aged 55 years or more. The accommodation benefits from gas fired central heating and double glazing and briefly comprises; entrance porch, dining hall, lounge, kitchen, ground floor bedrooms and wet room. First floor double bedroom with en suite WC. Low maintenance private rear garden. No upward chain.

The property occupies an extremely convenient position, with a beautiful outlook over the park and towards the Stretton Hills. The property is within walking distance of the town centre, where there is a wide range of excellent amenities including a co-op supermarket, doctors and dentists, bus and rail services, cafe's, bars and restaurants, whilst the surrounding hills provide wonderful opportunities for recreational pursuits.



## FLOOR PLANS



First Floor



Ground Floor

1 St Laurence Close  
Church Stretton  
SY6 6DQ

Total Property Floor Area 90 Sq m (967 Sq ft)

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## INSIDE THE PROPERTY

### ENTRANCE PORCH

Tiled floor

### DINING HALL

Window to the front

### SITTING ROOM

Adam style fireplace with surround and mantel

Double doors to rear garden

### KITCHEN

Fitted with a range of matching wall and base units

Integrated Indesit four ring electric hob unit with cooker hood and Bosch oven

Side door

### GROUND FLOOR BEDROOM

Bay window to the front

### WET ROOM

Vinyl flooring

Shower unit

Wash hand basin, wc

STAIRCASE rising from dining hall to FIRST FLOOR LANDING

### BEDROOM 2

Built in wardrobe with mirror fronted sliding doors

Window

### EN SUITE WC

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

Electric remote controlled up and over door

Personal door to garden

Wall mounted Worcester central heating boiler

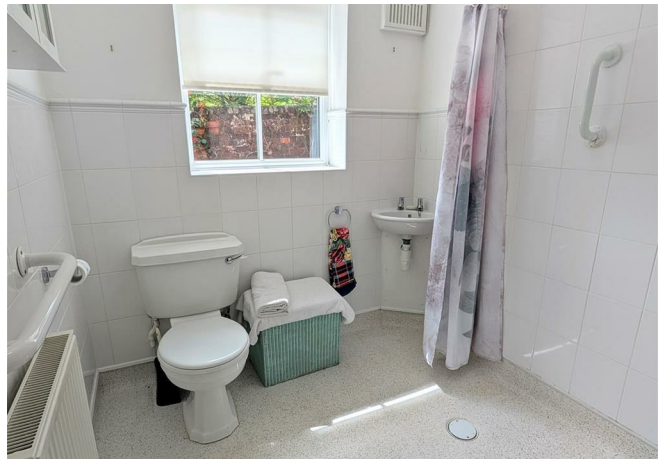
Gated access into St Lawrence Close, where the property will be found on the left hand side and approached over driveway providing parking and access to the garage. Side garden laid to lawn with a wide selection of mature shrub borders.

Enclosed easily maintained, paved rear garden, providing an ideal seating area.

### AGENTS NOTE

Due to a covenant, owners need to be aged 55 and over.

The property is Freehold and a management company is responsible for the maintenance of the communal areas in St Lawrence Close.





## HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton, travel along Ludlow Road. Proceed straight across the mini-roundabout and take the first right into Cunnery Road. Turn right into Church Street and follow the road until reaching the Church on the right hand side and the entrance to St Lawrence Close will be found on the left.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

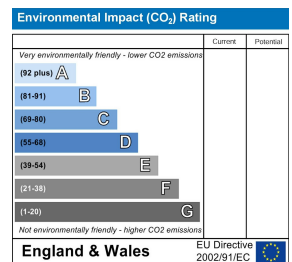
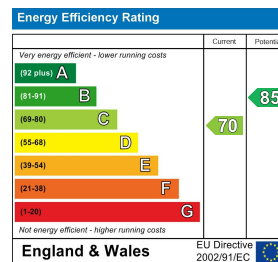
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

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

Council Tax Band: 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:



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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