



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Windsor Place, Church Stretton, SY6 6BG

£285,000 Region

To view this property please call us on **01743 236 800** Ref: C7703/WM/KQ

A neatly kept and well presented, modern, 3 bedroomed semi-detached property.

This well presented and neatly kept, modern, three bedroom semi-detached property provides well planned and well-proportioned accommodation throughout comprising : entrance hall, cloakroom, living room, kitchen/dining room, three bedrooms and a bathroom. Parking for two cars and a private rear garden. The property also benefits from gas-fired central heating and double glazing.

The property is pleasantly and conveniently situated on this small modern development, located only a short distance from Church Stretton town centre with all its amenities which including good schools, a Railway Station, range of bars and restaurants, Co-op Supermarket and the picturesque Cardingmill Valley. Church Stretton is situated approx. 13 miles south of Shrewsbury and is also well placed for access to Telford, Ludlow, Craven Arms and Much Wenlock.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Fitted with a white suite comprising:
Wash hand basin, WC
Window to the front

LIVING ROOM

14'10" x 14'6" (4.52m x 4.43m)
Window to the front.

KITCHEN / DINING ROOM

10'9" x 14'6" (3.28m x 4.43m)
Fully fitted kitchen with a wide range of matching wall and base units comprising of both cupboards and drawers with integrated hob and oven
Space and plumbing for further white goods
Understairs store cupboard
Tiled floor to kitchen area and wood effect floor to dining area
French doors to rear garden.

STAIRCASE rising from living room to FIRST FLOOR LANDING

BEDROOM 1

12'1" x 8'3" (3.68m x 2.52m)
Built-in double wardrobe with sliding mirror fronted doors
Window to the front with views towards the Stretton hills

BEDROOM 2

11'2" x 8'3" (3.41m x 2.52m)
Built in wardrobe
Window overlooking rear garden.

BEDROOM 3

8'1" x 6'4" (2.46m x 1.92m)
Window overlooking the rear garden

BATHROOM

Fitted with a modern white suite comprising:
Pedestal wash hand basin, WC
Panelled bath with shower over
Built in airing cupboard.
Tiled floor.

OUTSIDE THE PROPERTY

The property is approached over a paved pathway with steps leading up to the formal reception area. The pathway is flanked to either side by lawn and to the side is a driveway with parking for 2 cars.

Around to the rear of the property is a good sized GARDEN which is set over 2 levels, with the first level being partially paved; the lower level has a small vegetable patch, an area laid to lawn and is bordered by mature trees and enclosed by wooden fencing.



HOW TO FIND THIS PROPERTY

From the traffic lights on the A49 turn right towards the town centre and over the railway bridge. Turn immediately right into Essex Road and past the fire and police stations. Continue along Essex Road and eventually turn right into Windsor Place where the property will be found straight ahead.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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: B

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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