



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

151 Watling Street South, Church Stretton, SY6 7BJ

£350,000 Offers

To view this property please call us on **01743 236 800** Ref: C7651/WM/KQ

A spacious, three storey, five bedroom semi- detached family home.

This well appointed five bedroom semi-detached family home offers spacious accommodation arranged over three floors briefly comprising; entrance hall, cloakroom, sitting room, L shaped living/dining room, kitchen. two bedrooms, third bedroom/study and shower room to the first floor. Two further bedrooms to the second floor. Well stocked gardens enjoying superb views. The property benefits from gas fired central heating.

The property enjoys a convenient location within close proximity to Church Stretton town centre where there are a range of excellent amenities including; co-op supermarket, a wide range of cafe's and public houses, primary and secondary schools, doctors and dentists. The nearby Stretton hills offer excellent opportunities for recreational pursuits.



INSIDE THE PROPERTY

RECESSED ENTRANCE PORCH

Tiled steps
Door to:

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc
Window

SITTING ROOM

11'9" x 10'8" (3.58m x 3.25m)
Electric fireplace
Window to the front

L SHAPED LIVING / DINING ROOM

17'1" x 12'4" (5.21m x 3.76m)
Original quarry tiled floor
Brick chimney breast (recently relined) with newly fitted log burner
French doors to rear patio area
Double doors to:

KITCHEN

11'8" x 8'6" (3.56m x 2.59m)
Fitted with a range of matching wall and base units
Esse Electric range cooker
Integrated dishwasher
Tiled floor
Door to garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'9" x 11'0" (3.58m x 3.35m)
Window to the front enjoying superb views towards the Long Mynd
Cast iron period fire surround

BEDROOM 2

12'4" x 11'0" (3.76m x 3.35m)
Window to the rear

BEDROOM 3 / Study

6'8" x 5'9" (2.03m x 1.75m)
Window to the front

SHOWER ROOM

Recently refitted with corner shower cubicle
Wash hand basin, wc
Heated towel rail
Cupboard housing newly fitted Valiant gas fired central heating boiler

STAIRCASE continues to SECOND FLOOR LANDING with ample storage

BEDROOM 4

11'9" x 8'3" (3.58m x 2.51m)
Window to the side

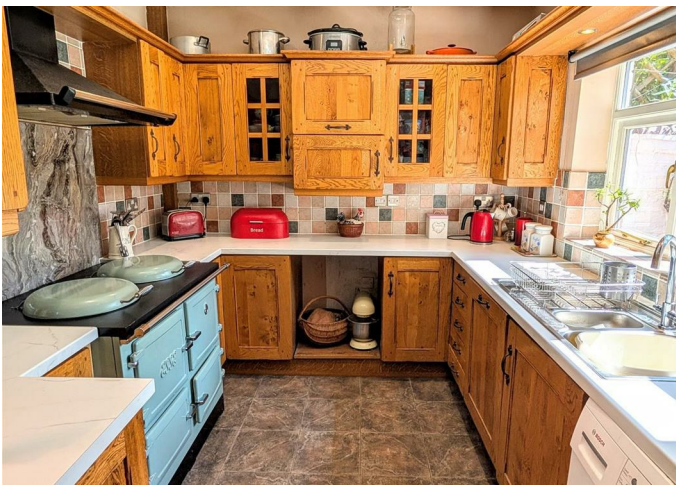
BEDROOM 5

11'9" x 8'8" (3.58m x 2.64m)
Window to the front

OUTSIDE THE PROPERTY

The property is divided from the road by dwarf brick wall with wrought iron railings and steps to the reception area, flanked by well stocked flower and shrub borders.

Side access to the well established terraced rear garden, which is mainly laid to lawn with a wide selection of mature shrubs, floral borders, kitchen garden and five terraced areas providing ideal seating space. Garden store shed. The garden enjoys superb views over surrounding south Shropshire hills.







FLOOR PLANS ...



Second Floor



First Floor



Ground Floor

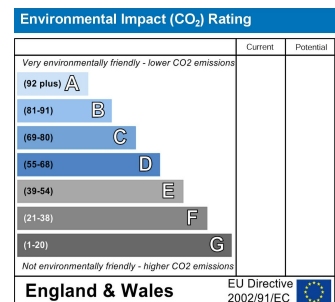
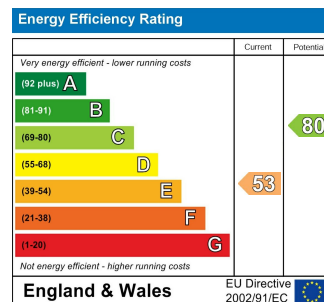
151 Watling Street South
Church Stretton
SY6 7BJ

Total Floor Area 116 Sq m (1250 Sq ft)

HOW TO FIND THIS PROPERTY

From the town centre of Church Stretton continue straight over the traffic lights on the A49 towards Much Wenlock. Turn onto Watling Street South and continue towards the end where the property will be found on the left hand side.

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: D

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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