



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Round House, Clive Avenue, Church Stretton,
SY6 7BL**

**Offers In The Region
Of £650,000**

To view this property please call us on **01743 236 800** Ref: C7724/WM/KQ

A unique architectural designed detached four bedroom property, enjoying fantastic views over the surrounding hills.

This architectural designed four bedroom detached house offers unique, reverse level accommodation with a camouflage grass roof briefly comprising; entrance hall, open-plan kitchen/living/dining room with bi-fold doors opening onto a wrap around glass fronted terrace and cloakroom to the first floor. Stairs descend to the ground floor where there are four bedrooms, two with en suite shower rooms and a bathroom. Delightful enclosed gardens with a hot tub. Off road parking for three cars. The property benefits from underfloor heating and LPG gas fired central heating and has been let out as a successful holiday let.

The Round House occupies a enviable position and enjoys far reaching views of the Stretton Hills. Located within walking distance of Church Stretton town centre where there are an excellent range of amenities including a railway service, co-op supermarket, primary and secondary schools, doctors, dentists and vets, wide range of restaurants, Cafés and pubs and the town is well placed for easy access to Shrewsbury, Ludlow, Craven Arms, Bishops Castle and Telford.



INSIDE THE PROPERTY

ENTRANCE HALL

Built in store cupboards

OPEN PLAN LIVING / KITCHEN / DINING ROOM

6'7" x 18'3" (2.00m x 5.56m)

Kitchen fitted with a range of matching high gloss wall and base units with central island unit housing inset hob
Integrated oven with microwave oven above
Integrated dishwasher, fridge/freezer and washing machine
Dining area with bi-fold doors opening onto wrap around balcony enjoying superb views over Shropshire hills.

INNER HALL

Large store cupboard.

CLOAKROOM

Wash hand basin, wc

STAIRCASE descending to GROUND FLOOR

LOUNGE

13'10" x 13'3" (4.21m x 4.05m)

Bi-fold doors opening onto terrace and garden.

UTLITY ROOM

6'7" x 9'7" (2.00m x 2.91m)

BEDROOM 1

6'7" x 8'11" (2.00m x 2.71m)

Built in wardrobe

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Heated towel rail

BEDROOM 2

6'7" x 8'11" (2.00m x 2.71m)

Built in wardrobe

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Heated towel rail

BEDROOM 3

6'7" x 12'6" (2.00m x 3.82m)

BEDROOM 4

6'7" x 8'7" (2.00m x 2.62m)

BATHROOM

Fitted bath with hand held shower attachment

Wash hand basin, wc

Heated towel rail

OUTSIDE THE PROPERTY

The property is approached through a wrought iron pedestrian gate, down a pathway flanked by well maintained flower and shrub beds to a wrap around glass fronted balcony and terrace, providing ideal seating area and enjoying superb views over the surround Shropshire hills.

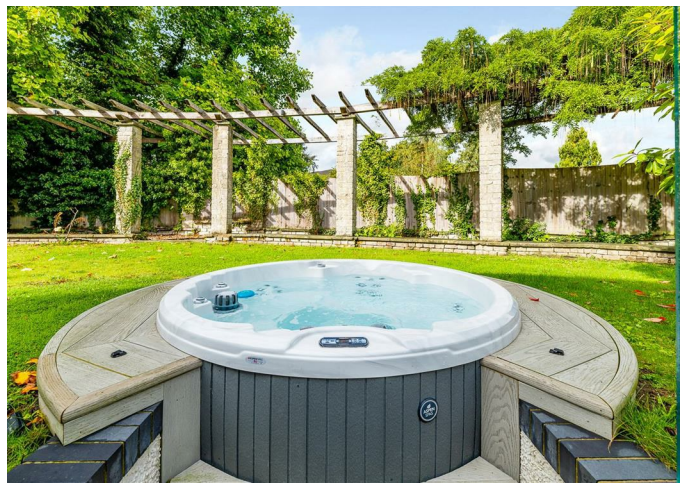
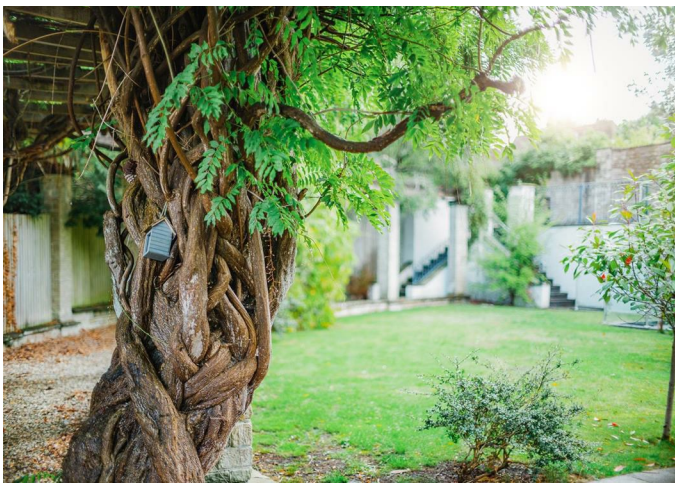
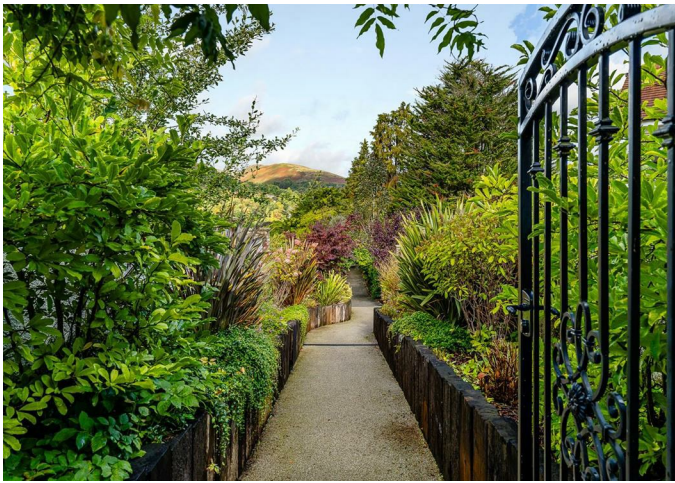
Beautifully maintained REAR GARDEN with large terrace providing secluded seating area, flight of steps to garden laid mainly to lawn with well stocked shrub beds and borders. Hot Tub. Historical colonnade wrapping around the lawn, boasting with delightful wisteria, stone archways and garland leaves. The garden is enclosed on all sides by fencing and walling.

A short distance from the property is a parking area for 3 cars.

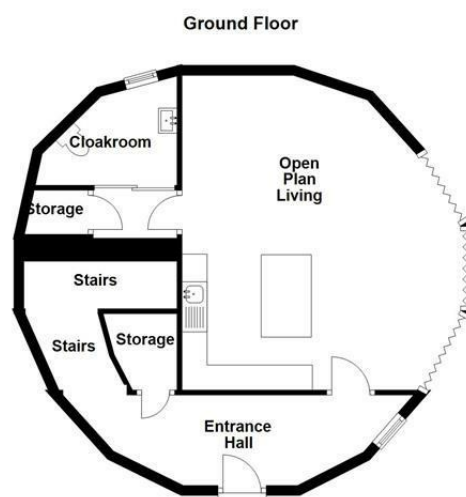
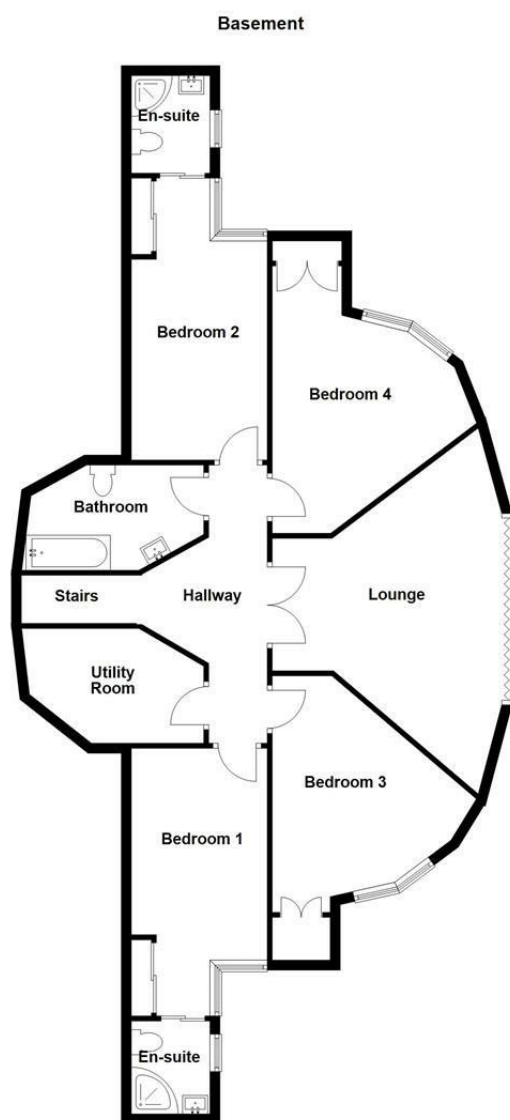








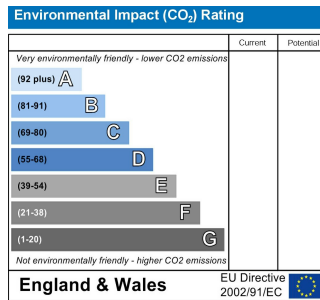
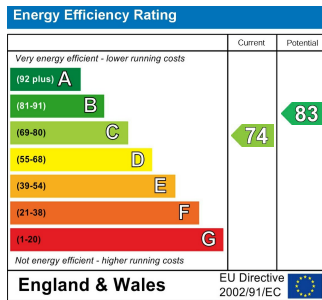
FLOOR PLANS ...



Total area: approx. 1819.1 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed along Sandford Avenue, across the traffic lights on the A49. Turn right onto Watling Street South and turn second left onto Clive Avenue, turn right, continuing up the hill along Clive Avenue. Turn into the driveway for 'Overdale' and turn right, taking the second private driveway, where the parking will be found.



SERVICES

We understand that mains water, electricity, drainage are connected. LPG gas heating.

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:

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:



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Residential Sales
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Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
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