



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

84 Sandford Avenue, Church Stretton, SY6 7AA

**Offers In The Region
Of £775,000**

To view this property please call us on **01743 236 800** Ref: C7649/WM/KQ

An imposing, spacious, five bedroom detached family home set in well maintained extensive gardens.

This imposing five bedroom detached family home benefits from spacious family accommodation briefly comprising; entrance porch, entrance hall, cloakroom, dining room, living room, conservatory, kitchen, utility room and boiler room. Master bedroom with en suite bathroom, four further bedrooms and family bathroom. Extensive loft room. Garage and ample parking. Large well maintained gardens.

The property is pleasantly situated in a particularly sought after residential area in Church Stretton, occupying a substantial plot with extensive gardens. Sandford Avenue is a short distance from Church Stretton town centre, where there are a wide range of amenities, including; primary and secondary schools, rail service, doctors and dentists, co-op supermarket, local butcher, Church and a range of cafe's, bars and restaurants.



INSIDE THE PROPERTY

ENTRANCE PORCH

SPACIOUS ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

DINING ROOM

16'4" x 13'9" (4.98m x 4.19m)

Two windows

Door to:

LIVING ROOM

16'4" x 13'11" (4.98m x 4.24m)

Large bay window

Door to:

CONSERVATORY

French doors to rear garden

Windows enjoying outlooks over the rear garden

KITCHEN

11'10" x 13'9" (3.60m x 4.19m)

Range of matching wall and base units

Window to the front

Large walk in PANTRY (7'0" x 4'6") with window

Door to:

UTILITY

7'7" x 9'9" (2.30m x 2.98m)

Base units with inset sink

Door to:

BOILER ROOM

Window and door to the side

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

16'1" x 13'11" (4.91m x 4.24m)

Built in wardrobes

Window to the rear

EN SUITE BATHROOM

Panelled bath

Large shower cubicle

Wash hand basin, wc

Window to the rear

BEDROOM 2

16'1" x 13'9" (4.91m x 4.19m)

Built in wardrobes

Window to the rear

BEDROOM 3

11'10" x 13'9" (3.60m x 4.19m)

Built in wardrobes

Window to the front

BEDROOM 4

10'9" x 13'9" (3.28m x 4.18m)

Window to the front

BEDROOM 5 / STUDY

12'1" x 10'7" (3.69m x 3.22m)

Window to the side

Staircase to loft rooms.

BATHROOM

Corner bath

Shower cubicle

Wash hand basin, wc

Window

Store cupboard

Staircase from bedroom five provides access to:

LOFT ROOM

17'9" x 7'11" (5.40m x 2.41m)

LOFT ROOM

17'9" x 27'10" (5.40m x 8.49m)

Window to the side

Providing potential for further accommodation (subject to any necessary planning consents)

OUTSIDE THE PROPERTY

TANDEM GARAGE

The property is screened from the road by box hedging and approached over a spacious gravelled driveway providing ample parking and access to the garage, flanked by mature hedging and floral borders.

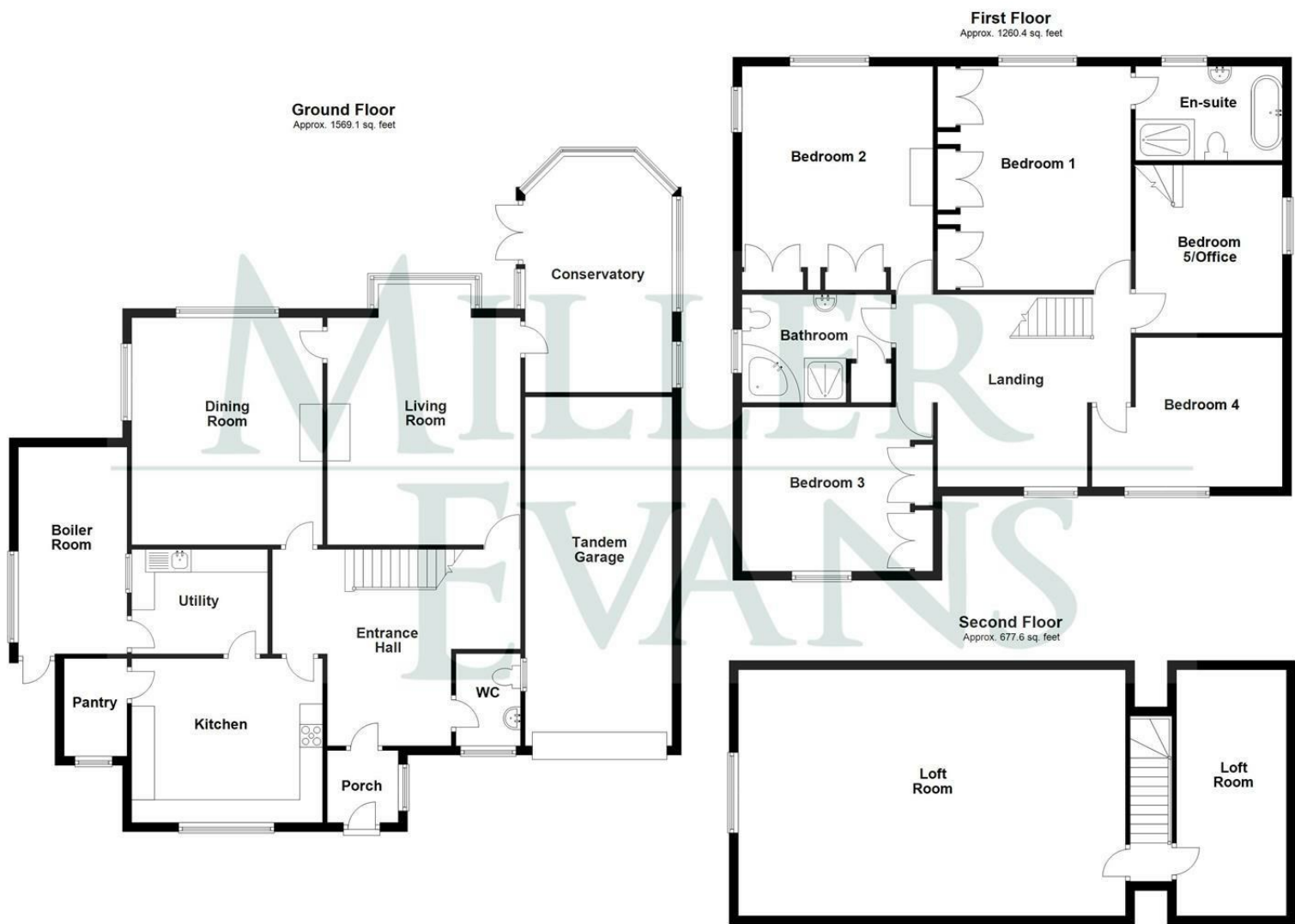
Gated access to the extensive and well maintained REAR GARDEN mainly laid to lawn with large paved patio area providing ideal seating area, gravelled pathway, wide range of mature shrubs and hedging. Summerhouse. Garden store shed. The garden is enclosed on all sides and enjoys views over the South Shropshire Hills.







FLOOR PLANS ...



Total area: approx. 3507.0 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from the traffic lights on the A49, turn left onto Much Wenlock Road. Proceed up Sandford Avenue, where the property will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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: G

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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