

SHREWSBURY'S ESTATE & LETTING AGENTS

This three bedroom bungalow provides spacious accommodation and is well presented throughout, briefly comprising; entrance hall, cloakroom, living room opening to dining room, breakfast kitchen, utility, master bedroom with en suite shower room, two further bedrooms and bathroom. Garage and parking. Landscaped garden enjoying superb views of the South Shropshire Hills. The property benefits from gas fired central heating.

The property is pleasantly situated on this popular residential development within walking distance of Church Stretton town centre, where there are a wide range of excellent amenities including; good schools, bus and rail services, co-op supermarket, shops, cafe's, public houses, doctors and dentists. The surrounding hills provide a wonderful opportunity for recreational pursuits.

- Well appointed bungalow residence
- Living room, dining room and breakfast kitchen
- Cloakroom and utility
- Master bedroom with en suite shower room
- Two further bedrooms and bathroom
- Garage and parking
- Gardens enjoying open views towards surrounding hills
- Popular and convenient location close to amenities



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

25 Churchill Road, Church Stretton, SY6 6AE

£595,000
Offers in the Region Of

To view this property please call us on **01743 236 800** Ref: C7747/WM/KQ

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

14'8" x 21'5" (4.46m x 6.54m)

Window to the front and side

Opening to:

DINING ROOM

14'1" x 10'5" (4.30m x 3.17m)

Sliding door to garden

KITCHEN / BREAKFAST ROOM

15'9" x 10'8" (4.80m x 3.26m)

UTILITY

9'6" x 6'11" (2.90m x 2.10m)

Door to rear

BEDROOM 1

12'9" x 16'5" (3.89m x 5.01m)

Two built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

11'6" x 6'7" (3.50m x 2.00m)

BEDROOM 3

11'6" x 6'7" (3.50m x 2.00m)

Built in wardrobes

BATHROOM

Panelled bath

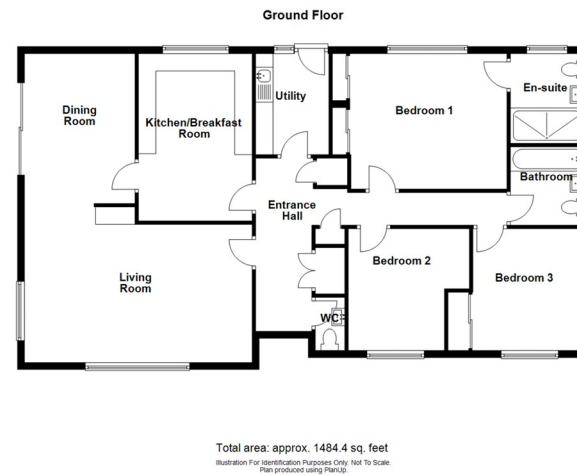
Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Driveway providing parking and access to the garage, flanked by front garden laid to lawn with well stocked shrub beds and borders.

Enclosed REAR GARDEN laid to lawn with paved patio area.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A			(2 plus) A		
(81-91) B			(81-91) B		
(59-80) C			(69-80) C		
(35-58) D			(55-68) D		
(23-54) E			(39-54) E		
(7-38) F			(21-38) F		
(1-6) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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

Frankwell, Shrewsbury Tel: 0345 678 9000

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.

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.

How to find this property

The property is best approached out of Shrewsbury along Mytton Oak Road. After some distance, turn left into Crowmeole Lane. Bear right into Churchill Road. After a short distance, turn left, continue along Churchill Road, where the property will be found.

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



www.millerevans.co.uk | homes@millerevans.co.uk