



SAMUEL WOOD

Greycot Madeira Walk, Church Stretton, SY6 6JQ

Offers In The Region Of £575,000



Greycot Madeira Walk

Church Stretton, SY6 6JQ



- 4 Bedroom Detached House
- Recently Modernised
- Bathroom & Shower Room
- Quiet & Convenient Location

A beautifully positioned four-bedroom detached house, situated just off Church Stretton town centre, enjoying far-reaching views and a recently improved interior. The accommodation includes Kitchen Breakfast Room, Sitting Room, Dining Room, Utility, WC, 4 Bedrooms a bathroom and a separate shower room. Outside the property enjoys and good sized garden and a garage.

On entering, a spacious reception hallway provides an impressive introduction to the property and leads to the principal ground-floor rooms. The kitchen is positioned to the front of the house, while the sitting room features an attractive bay window, enjoying lovely views, together with a feature fireplace which provides an attractive focal point.

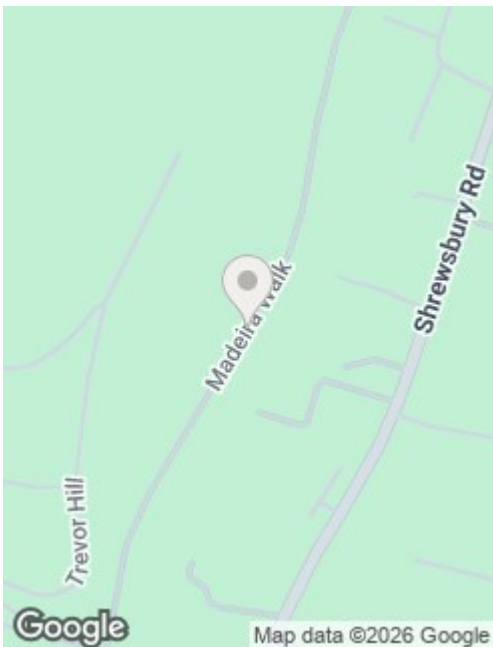
There is also a useful downstairs WC, a large utility room and a separate dining room, providing excellent space for both everyday living and entertaining.

To the first floor are 4 double bedrooms, together with a family bathroom and separate shower room. The bedrooms provide comfortable and versatile accommodation, with the elevated position allowing for some particularly attractive views.

Outside, the property benefits from a garage and on-street parking. Steps rise from Madeira Walk to the front door, adding to the property's elevated character. To the front and side is a level terrace area, ideal for outdoor dining and relaxation, with further steps leading to an additional lawned garden area.







Directions

What3words [///shaped.gobbling.smashes](https://www.what3words.com/#!/shaped.gobbling.smashes)

Services: We understand that the property has mains electric, water and drainage, with electric heating.

Broadband Speed: 16 - 80 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







Total floor area: 151.3 sq.m. (1,629 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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