



Magnolia Cottage, 50 Watling Street South, Church Stretton,
SY6 7BQ

Shrewsbury & Country House Sales

MILLER
EVANS



Magnolia Cottage, 50 Watling Street South,
Church Stretton, SY6 7BQ

£300,000

Freehold

- An immaculately presented semi-detached house
- Fantastic views towards the South Shropshire hills
- Living room, dining room
- Kitchen and garden room
- Two bedrooms and bathroom
- Driveway providing parking for two cars
- Good sized well stocked gardens
- Popular location close to excellent amenities in Church Stretton



This two bedroom semi-detached cottage, is immaculately presented and enjoys fantastic views of the South Shropshire hills. The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, garden room, two bedrooms and bathroom. Driveway providing parking for two cars. Well stocked gardens. The property benefits from gas fired central heating.

The property is conveniently placed within easy reach of Church Stretton town centre with all its amenities including the Co-op supermarket, bus and rail services and a range of cafe's, public houses, primary and secondary schools, doctors and dentists. The surrounding Stretton hills provide wonderful opportunity for recreational pursuits.







ENTRANCE HALL

LOUNGE

9'3" x 10'10"

Bay window to the front

Inset log burner

DINING ROOM

11'9" x 6'7"

KITCHEN

11'3" x 5'7"

Fitted with a range of matching wall and base units

Door to side of property

GARDEN ROOM

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

9'9" x 14'11"

BEDROOM 2

11'9" x 8'0"

BATHROOM





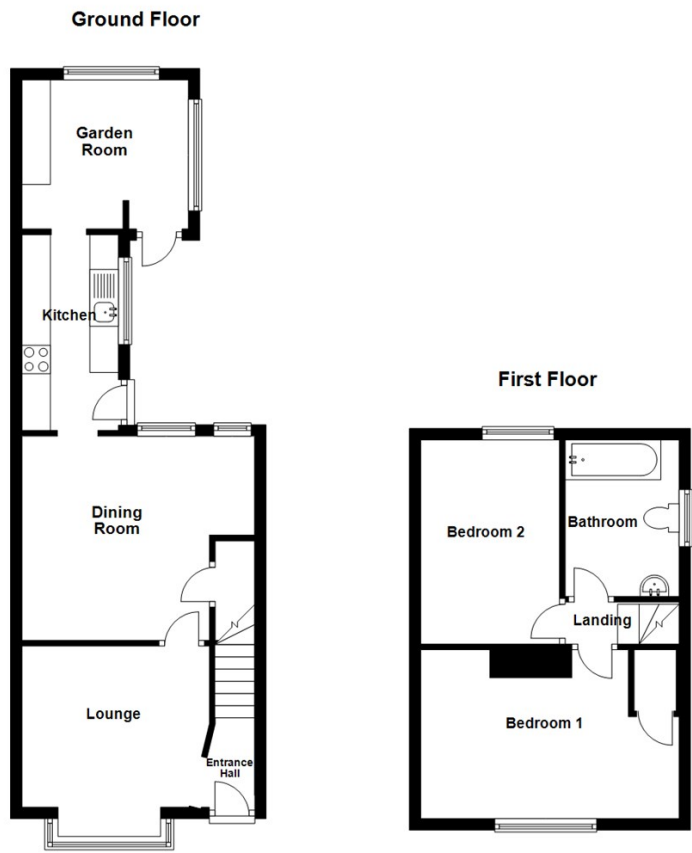
GARDENS AND GROUNDS

The property is approached over a gravelled driveway providing parking for two cars. Mature hedge to the front affording the property great amounts of privacy.

Large well stocked rear garden laid mainly to lawn with a paved patio and decked terrace, providing ideal seating areas. Mature hedging and trees.

HOW TO GET THERE

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 eventually be found on the right hand side.



Total area: approx. 765.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

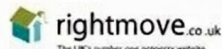
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
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Shrewsbury SY1 1QJ
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Church Stretton SY6 6DA
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