



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Vine Cottage, 81 Shrewsbury Road, Church Stretton, SY6 6EY

**Offers In The Region
Of £450,000**

To view this property please call us on **01743 236 800** Ref: C7691/WM/lrd

A particularly attractive and beautifully presented, 3 bedroomed, semi detached house.

This particularly attractive and beautifully presented, 3 bedroomed, semi detached house provides well planned and well proportioned accommodation throughout and boasts a wealth of Period features. The accommodation briefly comprises : entrance porch, lounge, sitting room, kitchen/dining room, utility room, ground floor shower room, 3 bedrooms and principal bathroom to the first floor. Neatly kept front and rear gardens. Detached double garage and parking for up to 4 vehicles. The property also benefits from gas-fired central heating.

This property occupies a particularly pleasant position in this sought after residential part of Church Stretton and boasts beautiful views to the fore and is within walking distance of Church Stretton and all its amenities which include Primary and Secondary School, Rail and Bus Services, Co-op Supermarket, range of shops, cafes and restaurants, whilst the towns of Shrewsbury, Ludlow, Much Wenlock and Bishop's Castle are also within easy commuting distance.



INSIDE THE PROPERTY

ENTRANCE PORCH

Part glazed entrance door
Quarry tiled floor
Partly glazed inner door leading to :

LOUNGE

14'5" x 14'3" (4.40m x 4.35m)
Exposed wall and ceiling timbers
Feature fireplace with log burner
Understairs storage cupboard
Window to the front with stunning views over countryside and towards the Stretton Hills.

SITTING ROOM

14'5" x 14'9" (4.40m x 4.50m)
Exposed ceiling timbers
Feature fireplace with gas fire
Window to the front with stunning views.

KITCHEN/DINING ROOM

9'1" x 17'9" (2.77m x 5.42m)
Fully fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over and tiled splash
Range of integrated appliances including a 4 ring hob with extractor over, dishwasher, fridge and oven
Window to the rear looking out over the garden
Tiled floor
French doors leading to the rear. LOBBY with doors leading to :

UTILITY

5'10" x 4'8" (1.77m x 1.41m)
Space and plumbing for white goods.

SHOWER ROOM

Fitted with a white suite comprising corner tiled shower cubicle
Low flush WC
Pedestal wash hand basin
Tiled floor
Airing cupboard.
Heated towel rail and underfloor heating.

An ENCLOSED STAIRCASE rises from the lounge to the FIRST FLOOR LANDING

BEDROOM 1

10'2" x 14'11" (3.10m x 4.55m)
Range of fitted wardrobes and cupboards
Sink unit
Window to the front with a stunning outlook.

BEDROOM 2

8'3" x 13'7" (2.51m x 4.14m)
Window to the front with a stunning outlook.

BEDROOM 3

6'9" x 10'10" (2.07m x 3.29m)
Window overlooking the rear garden.

BATHROOM

Fitted with a white suite comprising panelled bath with shower unit over
Pedestal wash hand basin
Low flush WC
Tiled walls and solid wood oak flooring
Heated towel rail
Fitted linen cupboard with shelving.

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

With twin up and over doors
Concrete floor and lighting. Rear pedestrian service door which leads into the garden.

TO THE FRONT is a neatly kept garden, which is approached through a wrought-iron gate off the Shrewsbury Road and is laid to lawn with paved patio pathway leading to the formal reception area.

To the rear is an attractive GARDEN which includes a gravelled area with floral borders, patio seating area with ornamental shrubs. The garden offers a high degree of privacy and boasts a beautiful view of the surrounding Stretton Hills.





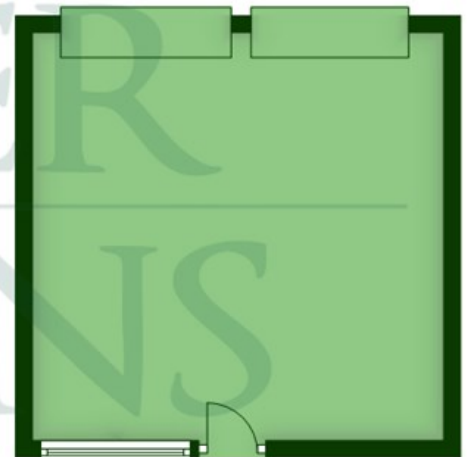


FLOOR PLANS ...

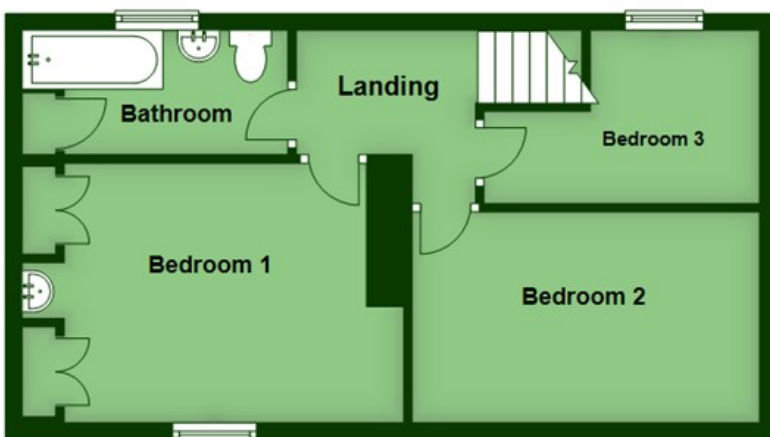
Ground Floor
Approx. 730.2 sq. feet



Double Garage
Approx. 257.0 sq. feet



First Floor
Approx. 443.1 sq. feet



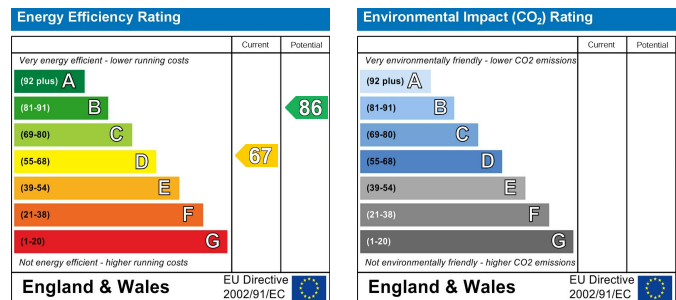
Total area: approx. 1430.4 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from the office in Church Stretton proceed on the Shrewsbury Road towards All Stretton. Continue past the school where the property will then be found after a short distance on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



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

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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.

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