



WOODWYND, 18A, CHELMICK DRIVE, CHURCH STRETTON, SY6 7BP


OFFERS IN THE REGION OF £640,000

Wrights
Estate Agents
Established 1972

**WOODWYND
18A CHELMICK DRIVE
CHURCH STRETTON
SY6 7BP**

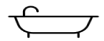
- Detached modern house
- Quiet residential location
- Superb views of surrounding hills
- Four bedrooms
- Two bedrooms with en-suite facilities
- Conservatory
- Ground floor underfloor heating
- UPVC double-glazing
- Front driveway
- Easily managed gardens
- Viewing highly recommended



4 x 

1 x 

2 x 

1 x 

4 x 

Shrewsbury 14 miles

Ludlow 17.5 miles

Telford 20 miles

Birmingham 58 miles

**WOODWYND
18A CHELMICK DRIVE
CHURCH STRETTON , SY6 7BP**

A modern detached and individually designed residence traditionally constructed by local builders in 2015.

Viewing is highly recommended to appreciate the bespoke layout and views of the surrounding hills.

The spacious accommodation comprises of a reception room/office/snug, inner hallway, spacious sitting room with kitchen area off, utility room, cloakroom/WC, ground floor bedroom with en-suite bath/shower room, first floor landing, three further bedrooms one having an en-suite shower room, and a separate WC off the landing.

The property benefits from underfloor heating to the ground floor with radiators on the first floor. The double glazed UPVC windows by local company 'Banbury' windows include blinds on the first floor.

The property is approached over a tarmac driveway providing ample off road parking. There are floral borders and trees with paths leading to the rear garden, which enjoys superb views, patio areas, lawn, raised beds, potting shed ,and a summerhouse.



Chelmick Drive lies on the eastern slopes of the Stretton Valley and is a popular and sought after residential area of the town.

The properties enjoy the peacefulness and extensive views of the surrounding hills and valleys.

The town centre is approached via Clive Avenue and Ragleth Road, or by the shorter pedestrian way over Snatchfields Lane.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town, it offers excellent shopping facilities, including a supermarket, specialist shops, and ladies' and men's fashion shops.

Including the picturesque neighbouring villages of All Stretton and Little Stretton, it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including an 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance. The M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

Underfloor heating throughout the ground floor

Covered porch with composite front door to:

RECEPTION ROOM/OFFICE/SNUG (4m x 3.5m approx)(13'1" x 11'4" approx) with stone tiled floor, galleried first floor landing, two large windows with far reaching views, ceiling lights, wall light, large glass light fitting, six power points, telephone point, and door to inner hallway.



INNER HALLWAY with engineered oak flooring, ceiling spotlights, understairs storage cupboard, four power points, and cupboard housing the 'Tempest' hot water cylinder and storage area.



ACCOMMODATION continued...

CONSERVATORY (4.1m x 2.1m approx)(13'4" x 7'8"m approx) with stone tiled floor, UPVC double glazing, two wall lights, four power points, and triple bi-folding glazed doors to both the patio and garden.

Open-plan SITTING ROOM/KITCHEN (8.4m x 5m approx)(27'5" x 16'4" approx) with engineered oak flooring throughout.

SITTING ROOM AREA with ceiling spotlights, corner Jotul woodburner on stone hearth, window, four wall lights, TV aerial point, ten power points, door to inner hallway, and triple fully glazed bi-folding doors with internal blinds leading to the conservatory.



ACCOMMODATION continued...

KITCHEN AREA with extensive range of matching built-in units; including five floor cupboards, four deep drawers, two floor to ceiling cupboards (with pull out shelves), central free standing island/breakfast bar with laminate worktop, four drawers below, and a light fitting above.

Integrated double bowl sink unit, 'Indesit' four ring induction ceramic hob with stainless steel cooker hood over, and a 'Bosch' high level double oven. Space for dishwasher and fridge, ceiling spotlights, two Velux skylight windows with remote opening controls, ten power points, rear window, and door to:

UTILITY ROOM (3.7m x 2.5m approx)(12'1" x 8'2") with stone tiled floor, built-in units; including five wall cupboards, sink unit with tiled splashback, laminate Worktop, and seven wall cupboards.

Spaces for washer and dryer. Ceiling spotlights, window, four power points, gas fired wall mounted 'Worcester' boiler, and UPVC external door to side path, and door to cloaks room/ WC.



ACCOMMODATION continued...

CLOAKS/WC with stone tiled floor, white suite with washbasin with tiled splashback and cupboard below, and WC. Heated towel rail that can be operated independently of the heating system, window, and ceiling spotlights.

BEDROOM 1 (4.3m x 4.3m approx) (14'1" x 14'1" approx) with fitted carpet, two windows, ceiling spotlights, TV aerial point, six power points, two bedhead wall lights, and triple wardrobe. Door to;

FULLY ACCESSABLE EN-SUITE BATH/SHOWER ROOM with tiled floor, part tiled walls, white suite with panelled bath, walk-in shower, WC, and washbasin with side shelves, cupboard below, and illuminated mirror/cabinet above with shaver point. Window, ceiling spotlights, heated towel rail that can be operated independently of the heating system, and an extractor fan.

STAIRCASE with fitted carpet ascending to the half **LANDING** with window, and leading to the **FIRST FLOOR LANDING** with fitted carpet, ceiling spotlights, radiator, two large eaves storage cupboards, and third storage cupboard. There is a small balcony style galleried area overlooking the entrance hall.



ACCOMMODATION continued...

BEDROOM 2 (5m x 3.9m approx)(16'5" x 12'7" approx) with fitted carpet, ceiling spotlights, triple recessed wardrobe, rear window, radiator, two bedhead wall lights, and eight power points.



EN-SUITE SHOWER ROOM with vinyl floor, ceiling spotlights, white suite with walk-in shower, WC, and washbasin with mirror above and cupboard below. Window, heated towel rail that can be operated independently of the heating system, and an extractor fan.



BEDROOM 3 (4.3 x 2.8m approx)(14'1" x 9'1" approx) with wood laminate flooring, window, Velux skylight, radiator, TV aerial point, and eight power points.



ACCOMMODATION continued...

BEDROOM 4 (3.6m x 3.1m approx)(11'8" x 10'1" approx) with fitted carpet, two Velux skylight windows, two single wardrobes, radiator, and six power points.

SEPARATE WC with vinyl floor, white suite with WC and washbasin with cupboard below. Heated towel rail that can be operated independently of the heating system

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains gas, electricity, water, and drainage are connected.

COUNCIL TAX Band 'F'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ
Tel: 0845 7500 500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND
Tel: 0345 678 9000



LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

VIEWING Strictly by appointment only through **WRIGHTS ESTATE AGENTS** telephone 01694 722237

Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.

Email: sales@wrightschurchstretton.co.uk

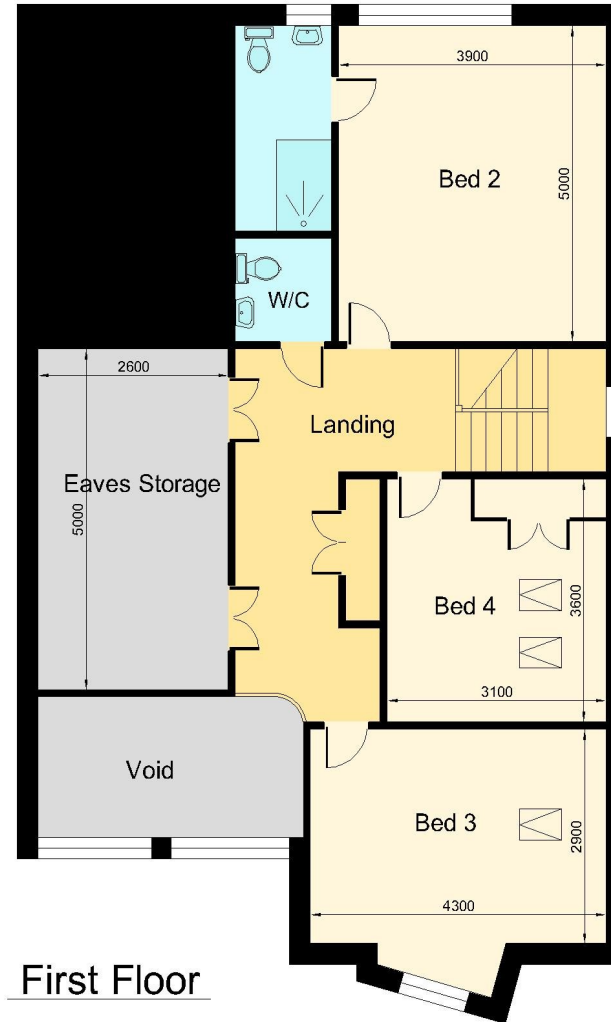
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

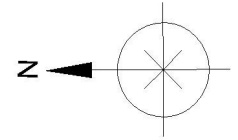




Ground Floor



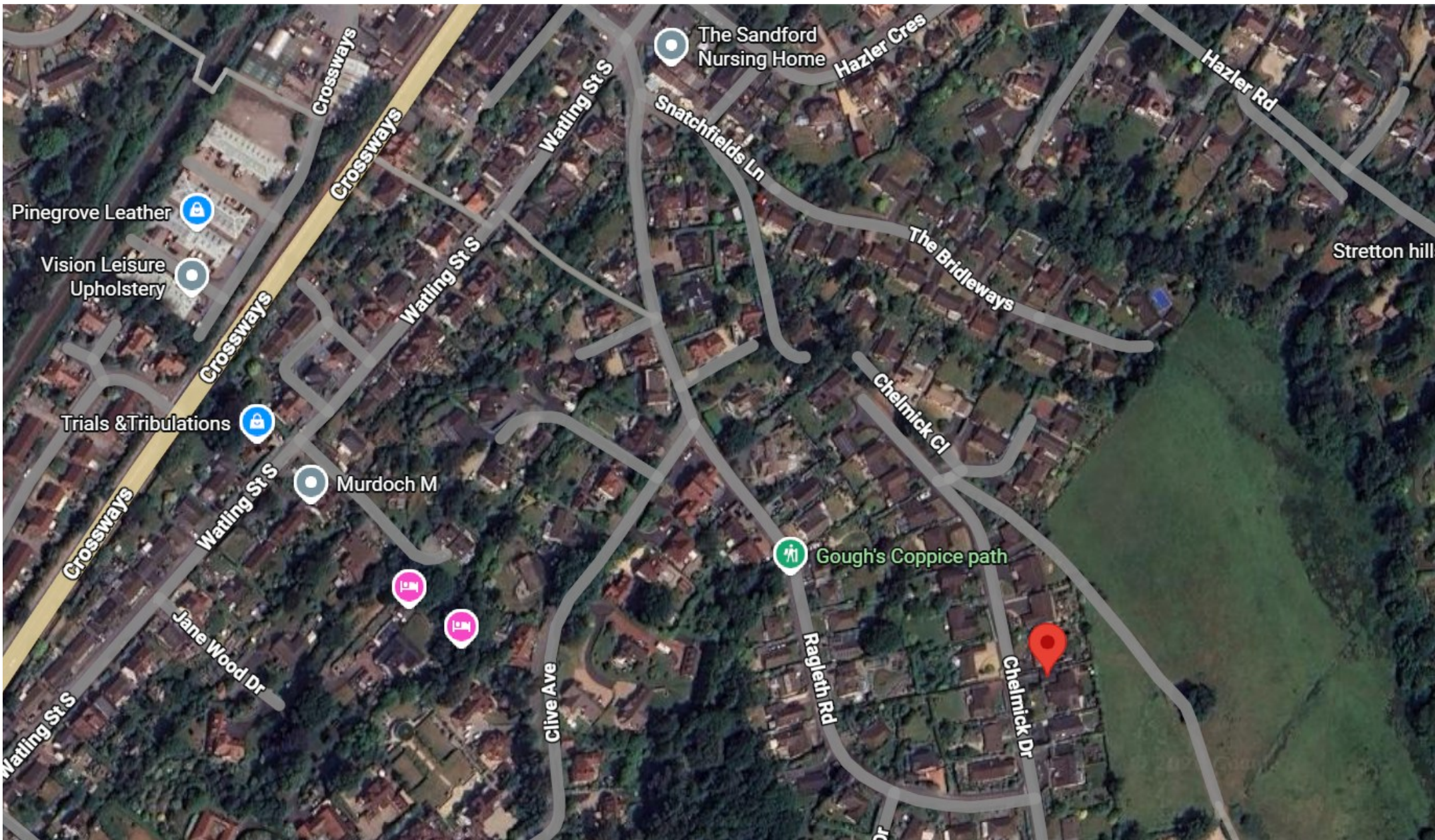
First Floor



Total House Floor Area 184 Sq m (1978 Sq ft)

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Woodwynd
 18a Chelmick Drive
 Church Stretton
 SY6 7BP



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