



Littleholme, 39 Watling Street South, Church Stretton,
SY6 7BQ

Shrewsbury & Country House Sales

**MILLER
EVANS**



Littleholme, 39 Watling Street South,
Church Stretton, SY6 7BQ

£475,000

Freehold

- Immaculately presented and much improved detached house
- Versatile accommodation arranged over three floors
- Retaining many original features
- Three bedrooms, well appointed bathroom with bath and shower cubicle
- Living room leading to family room
- Kitchen and dining room, utility and cloakroom
- Study
- Terraced gardens enjoying fantastic views towards the Long Mynd hill
- Walking distance to town centre and excellent amenities



This detached Edwardian property is immaculately presented and has been much improved to provide spacious and versatile accommodation, retaining many original character features including; patterned tiled floor in the reception room, period fireplaces, bay windows, high ceilings with picture frame rails and coving. The accommodation, which is arranged over three floors, benefits from gas fired central heating and UPVC double glazed leaded window and briefly comprises; entrance hall, living room with bay window opening into family room with double doors to rear garden, dining room leading to kitchen with a range of matching wall and base units and integrated appliances, utility room with door to the garden and cloakroom with wc. To the first floor is a study, two double bedrooms and well appointed bathroom with free standing bath and shower cubicle. Master bedroom with separate wc suite to the second floor. Enclosed rear terraced garden with seating area enjoying views over the Long Mynd hills.

The property is conveniently situated for the Church Stretton town centre and all its amenities including the Co-op supermarket, bus and rail services, range of cafes, public houses, primary and secondary schools, doctors and dentist, whilst the surrounding Stretton hills provide wonderful opportunities for recreational pursuits.







ENTRANCE HALL

Edwardian patterned tiled floor

LIVING ROOM

11'5" x 14'6"

Engineered oak flooring

Gas coal effect fireplace with surround and mantel

FAMILY ROOM

11'11" x 11'2"

Feature fireplace with surround and mantel

Double doors to rear garden

DINING ROOM

10'5" x 9'11"

KITCHEN

6'9" x 9'11"

Fitted with a range of matching wall and base units with integrated fridge, oven and microwave





UTILITY ROOM

7'2" x 9'11"

Door to rear garden.

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING.

STUDY

6'0" x 6'7"

Built-in desktop with drawers and storage cupboards.

BEDROOM 2

12'8" x 13'11"

Period fireplace feature

BEDROOM 3

11'10" x 10'8"

Period fireplace feature



BATHROOM

Karndean flooring

Free standing roll top bath

Corner shower cubicle

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 1

13'4" x 13'7"

Period fireplace feature

SEPARATE WC

Wash hand basin, wc

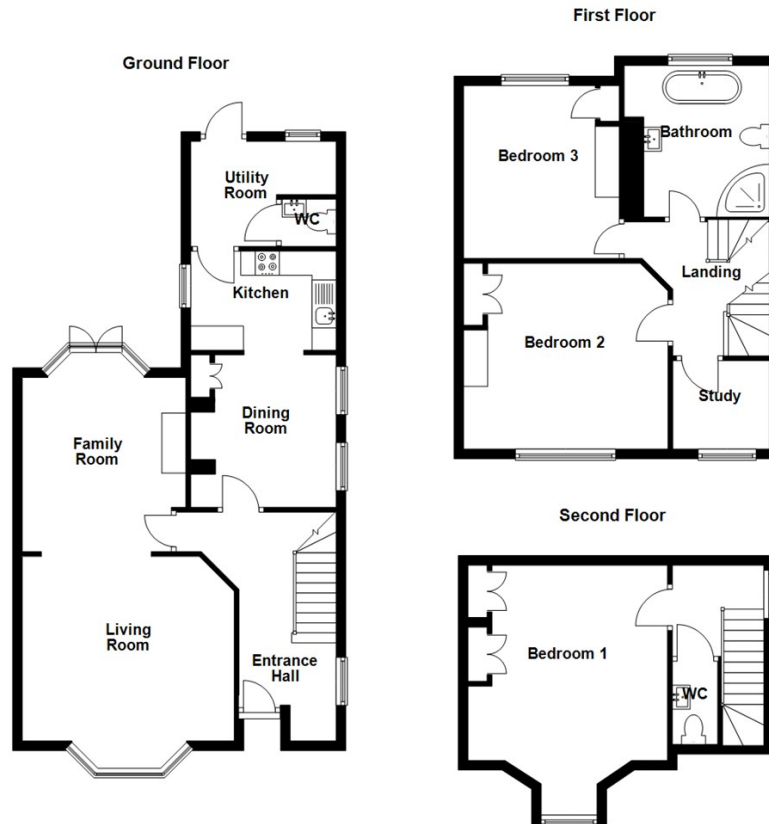
GARDENS AND GROUNDS

The property is divided from the road by wrought iron railing over a brick paved forecourt with steps and hand rail to the reception area with well maintained shrub borders.

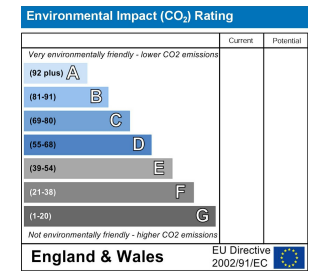
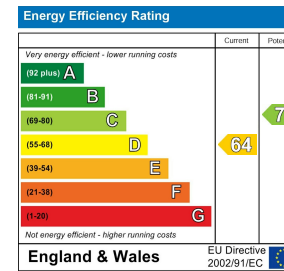
Side gate leading to the enclosed terraced rear garden, which is laid to lawn with a wide selection of shrubs, gravelled area, steps and brick retaining wall to a paved terrace and further terrace providing ideal seating/entertaining area, taking full advantage of the fantastic views towards the Long Mynd hills.

HOW TO GET THERE

From the Miller Evans Church Stretton office, proceed onto the B4371 Sanford Avenue road. Cross the traffic lights and turn right onto Watling Street South. Proceed for a further distance where the property will be found.



Total area: approx. 1500.7 sq. feet
 Illustration For Identification Purposes Only. Not To Scale.
 Plan produced using PlanUp.



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.

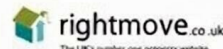
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
 Shirehall, Abbey Foregate, Shrewsbury SY1 6ND



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