



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Annie The Sweeps Cottage, Woolston, Church  
Stretton, SY6 6QD**

**Offers In The Region  
Of £325,000**

To view this property please call us on **01743 236 800** Ref: C7680/WM/KQ

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# A charming two bedroom semi-detached character cottage.

This charming, semi-detached character cottage provides well planned accommodation briefly comprising; entrance porch, kitchen, conservatory, living room, two bedrooms and bathroom. Neatly kept gardens. Parking. The property benefits from electric heating and enjoys superb open views.

The property is located in a secluded location, within Woolston, which is conveniently placed between Church Stretton and Craven Arms, with a variety of recreational pursuits nearby.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### KITCHEN

11'4" x 11'10" (3.46m x 3.61m)

Range of matching wall and base units

Window to the side

Opening to:

### CONSERVATORY

Panoramic views of the side garden

French doors to the garden

### LIVING ROOM

17'11" x 13'0" (5.46m x 3.96m)

Feature log burner

Understairs store cupboard

Door to the front

STAIRCASE rising to FIRST FLOOR LANDING

### BEDROOM 1

10'3" x 13'0" (3.13m x 3.96m)

Window to the fore

### BEDROOM 2

10'3" x 11'7" (3.13m x 3.52m)

Window to the side

## BATHROOM

Panelled bath

Wash hand basin, wc

Store cupboard

Double aspect window

## OUTSIDE THE PROPERTY

To the front and side of the property is gated access with an area laid to lawn with mature trees and hedging with floral and shrubbery borders. Seating area. Large log store. Outbuilding with electricity (this could be used as utility/study/home office).

Single garage with integrated workbench and storage cupboards. Carport.

There is gated access to the extensive rear garden, laid mainly to lawn and enclosed by mature hedging providing privacy. Wooden garden store shed. Large greenhouse. Picturesque view point enjoying superb views of the south Shropshire hills and countryside.







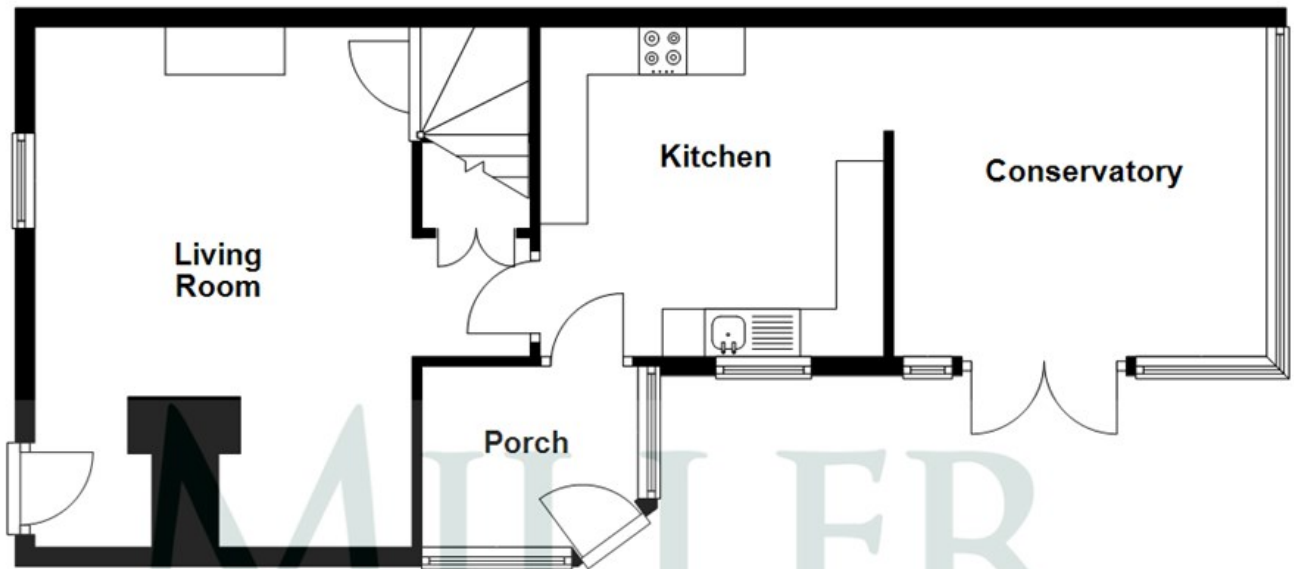


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FLOOR PLANS ...

**Ground Floor**

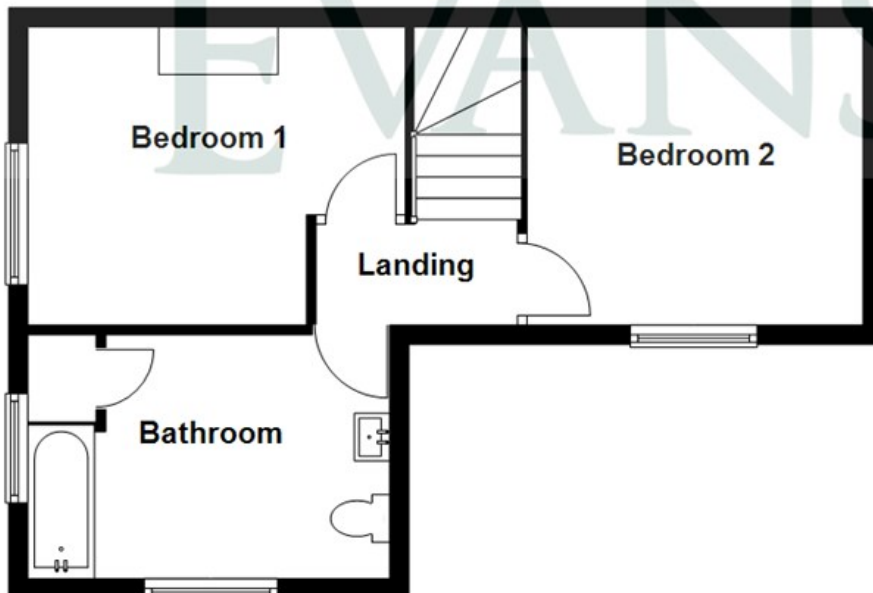
Approx. 614.6 sq. feet



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**First Floor**

Approx. 403.2 sq. feet



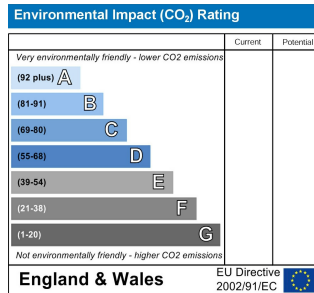
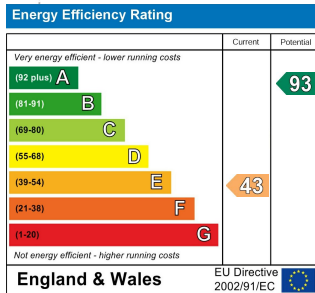
Total area: approx. 1017.8 sq. feet

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

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## HOW TO FIND THIS PROPERTY

When approaching from the Miller Evans office in Church Stretton, proceed along Sandford Avenue and turn right at the traffic lights onto the A49. Continue to Marshbrook. Turn right onto the B4370. After some distance, take a sharp left turning. Continue into Woolston. Turn right at the fork in the road and continue for a short distance, up the bank and the property will be found on the right hand side.



### SERVICES

We understand that mains electricity are connected.  
Drainage via septic tank.

### 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

Council Tax Band: C

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.

### 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.

### 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 you with your decision to move.

FIND OUR PROPERTIES ON: The UK's number one property website

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Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



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