



4 Chelmick Valley, Church Stretton, SY6 7HB

Shrewsbury & Country House Sales

**MILLER
EVANS**

4 Chelmick Valley, Church Stretton, SY6 7HB

£100,000

Freehold

- Detached cottage requiring modernisation and improvements
- One bedroom and bathroom
- Living room and kitchen
- Set in a secluded woodland setting of approx. one acre.
- There is a small garden and the property is bordered on its southern side by a small stream.
- Situated within easy reach of the attractive local town of Church Stretton
- Cash Buyers Only



Cash Buyers Only - This one bedroom detached cottage in need of full modernisation, is set in approximately an acre of woodland and provides peaceful accommodation briefly comprising; kitchen, living room and inner hall, with a bedroom and bathroom to the first floor. The property benefits from an open fire and electric plug-in radiator heating. There is a small garden and the property is bordered on its southern side by a small stream.

Chelmick Valley is situated within the attractive South Shropshire Natural Landscape, two miles from the popular small market town and walking centre of Church Stretton, with its good range of local amenities, including shops, cafés, pubs, schools and community facilities. The town is also served by a railway station, providing connections north towards Shrewsbury and south towards Ludlow and beyond."

The combination of town accessibility and countryside surroundings is a key selling point, particularly for purchasers seeking a rural lifestyle without undue isolation.



HALLWAY
8'8" x 9'2"

KITCHEN
10'4" x 6'11"
Windows to the side and rear

LIVING ROOM
11'7" x 9'2"
Two windows to the side
Fireplace

From the hallway, STAIRCASE rises to:

FIRST FLOOR LANDING
8'6" x 9'8"
Windows to the side and rear,
Storage cupboard and immersion heater.

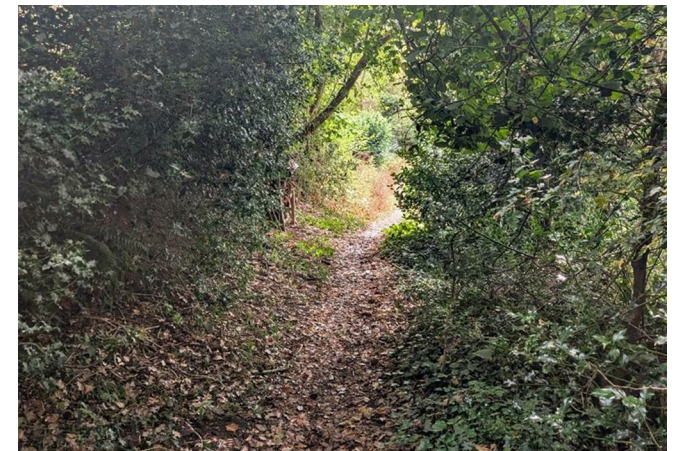
BEDROOM 1
11'9" x 9'8"
Windows to front and side

BATHROOM
5'7" x 6'9"
Window to the rear
Panelled bath, wash hand basin and wc

GARDENS & GROUNDS

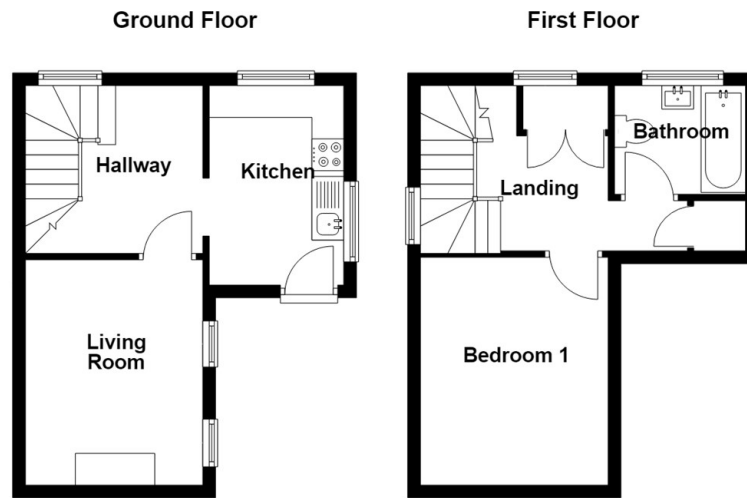
The property is approached down a bridlepath, nestled away within a picturesque woodland.

The property sits on approximately 1 acre with it's own private woodland and provides copious amounts of privacy. There is potential for parking and to create alternative access from the top of the wood.



HOW TO GET THERE

When approaching from the centre of Church Stretton proceed down Sandford Avenue, cross the traffic lights and continue to Hope Bowdler. At the bottom of the hill take the road on the right, signposted to Ticklerton, and after half a mile turn right up a hill, signposted Chelmick. Continue down the bank to Chelmick Valley, where the bridleway will be found leading sharply to the left, opposite Chelmick House. Walk down the bridleway and the property will be found after some 250 yards on the left hand side.



Total area: approx. 523.6 sq. feet

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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. Some images may have been enhanced. This property may be subject to additional management service charges.

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 and electricity, are connected to the property. Septic tank drainage.

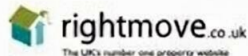
Council Tax Band : A

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 900

**MILLER
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FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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