



93b Sandford Avenue, Church Stretton, SY6 7AB

Shrewsbury & Country House Sales

MILLER
EVANS



93b Sandford Avenue, Church Stretton, SY6 7AB

£450,000

Freehold

- Beautifully presented, spacious semi-detached home
- Much improved and extended accommodation
- Two reception rooms
- Extended kitchen/dining room, utility with wc
- Three bedrooms and bathroom
- Garage and driveway providing parking
- Well stocked landscaped rear garden
- Situated in the heart of Church Stretton, close to excellent amenities
- No Upward Chain



A beautifully presented, much improved and extended three bedroom semi-detached home providing spacious accommodation briefly comprising; entrance hall, lounge with feature log burner and window to the fore, living room with sliding doors onto rear patio, extended kitchen/dining room, with rear access, three Velux windows and matching wall and base units, a spacious utility space with a fitted low flush WC and storage cupboards. Three bedrooms and spacious bathroom to the first floor. Well stocked landscaped rear garden. Garage and ample parking. The property benefits from gas fired central heating.

Ideally situated close to the heart of Church Stretton, Sandford Avenue offers convenient access to a range of local amenities, including independent shops, cafés, restaurants and everyday essentials. The railway station is within easy reach, providing excellent connections, while the surrounding Shropshire Hills offer an abundance of opportunities for walking and outdoor pursuits. A highly desirable location combining town convenience with beautiful countryside on the doorstep.







ENTRANCE HALL
17'0" x 6'11"

LOUNGE
13'1" x 12'9"
Bay window
Inset log burner

LIVING ROOM
13'1" x 12'9"
Sliding doors to the garden

KITCHEN / DINING ROOM
23'6" x 4'3"
Fitted with a range of matching wall and base units

UTILITY
9'1" x 9'3"
Fitted with base units
Separate wc

Staircase rising from the entrance hall to first floor landing with large fully boarded Loft Space (12'8" x 16'0").



BEDROOM 1
12'8" x 12'9"

BEDROOM 2
13'0" x 12'9"

BEDROOM 3
7'7" x 6'11"

BATHROOM
9'1" x 6'11"

GARDENS AND GROUNDS

GARAGE
17'0" x 13'1"

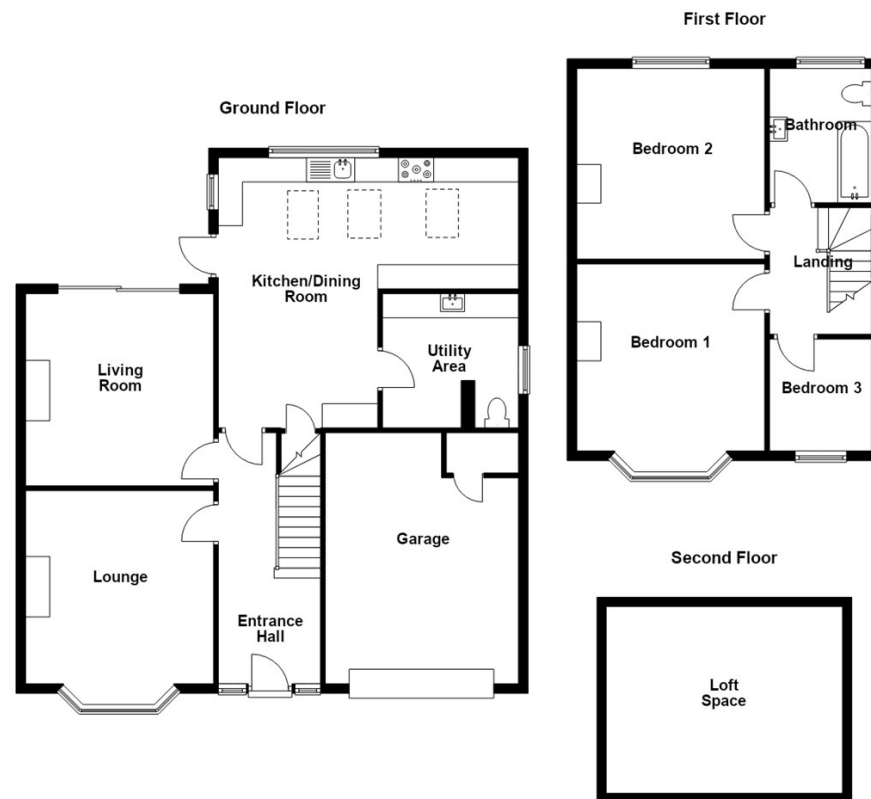
The property is approached over a gravelled driveway providing ample parking.

Gated side access to the rear of the property that opens out into landscaped gardens, predominantly laid to lawn with a beautiful patio area enclosed by mature hedging creating a great sense of privacy. The spacious rear garden provides immaculate views of the south Shropshire hills

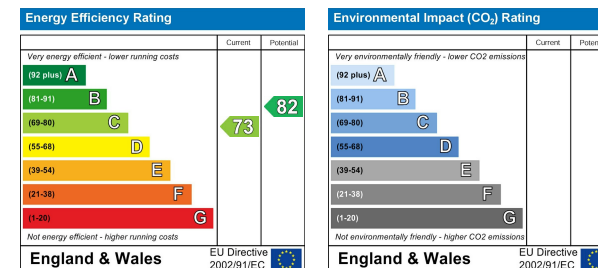


HOW TO GET THERE

When approaching from the traffic lights on the A49, turn left onto Much Wenlock Road. Proceed up Sandford Avenue, where the property will be found.



Total area: approx. 1802.5 sq. feet



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. Images may have been enhanced. This property may be subject to additional management charges.

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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 and drainage are connected to the property.

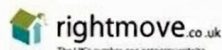
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

FIND OUR PROPERTIES ON:



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