



5 Brooksby, Church Stretton, SY6 6AS

Shrewsbury & Country House Sales

MILLER
EVANS

5 Brooksbury, Church Stretton, SY6 6AS

£300,000

Freehold

- Immaculately presented semi-detached house
- Extended and much improved accommodation throughout
- Living room/dining room
- Conservatory, kitchen, rear porch
- Extension offering versatile accommodation; home office/family room/bedroom
- Two bedrooms and bathroom to the first floor
- Beautifully landscaped gardens
- Pleasant location within close proximity to Church Stretton



An immaculately presented, much improved and renovated two bedroom semi-detached property, located in the heart of Church Stretton, with versatile accommodation briefly comprising; entrance hall, lounge/dining room with doors opening to a conservatory, kitchen, extension providing a utility room with studio/office space, this could also be a potential bedroom/family room, rear porch with door to garden. Two bedrooms and bathroom to the first floor. There is a beautifully landscaped rear garden. The property benefits from gas fired central heating.

This property occupies an enviable position in this sought after residential development within walking distance of Church Stretton town centre, where there is an excellent range of amenities including; good schools, a range of shops, cafe's and restaurants, a co-op supermarket, frequent rail and bus services, doctors and dentists. The surrounding hills provide wonderful opportunities for recreational pursuits.



ENTRANCE HALL

LOUNGE / DINING ROOM
21'11" x 11'9"

CONSERVATORY

KITCHEN
11'6" x 8'11"
Fitted with a range of matching wall and base units

HOBBES ROOM / FAMILYROOM / BEDROOM
21'11" x 8'10"

REAR PORCH

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING

BEDROOM 1
9'10" x 19'2"
Built in wardrobes

BEDROOM 2
11'9" x 11'9"
Built in wardrobes

BATHROOM
Panelled bath, wash hand basin, wc

GARDENS AND GROUNDS

The property is approached through gated access with stone steps leading down to the front of the property. The front garden is landscaped with a tiered aspect with floral and shrubbery borders and mature hedging.

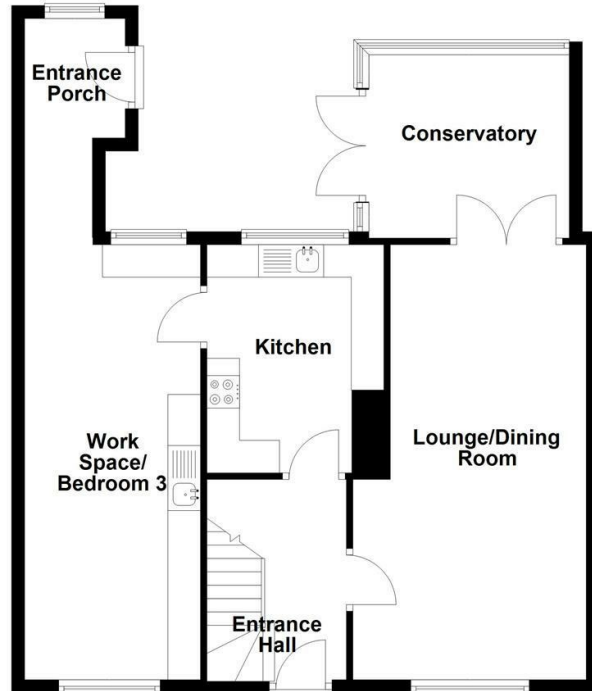
To the rear is a beautifully landscaped rear garden, which is a true highlight of this property, bursting with colour from a variety of mature flowers, shrubs and well maintained planting beds. A wooden Pergola shelters a stylish seating area, perfect for relaxing or outdoor entertaining. The space is thoughtfully designed and the garden offers a private and tranquil retreat, ideal for both families and keen gardeners.



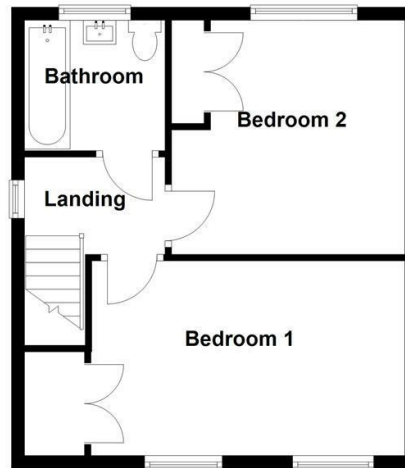
HOW TO GET THERE

When approaching from Church Stretton, proceed along Sandford Avenue. At the end, turn right onto Shrewsbury Road. Just after the Lutwyche Road turning, the property will be found on the right hand side. The property can also be accessed from Brooksby, by turning right into Lutwyche Road and left onto Brooksby, where the rear of No. 5 will be found.

Ground Floor



First Floor



Total area: approx. 1185.0 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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.

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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, drainage and natural gas are connected to the property.

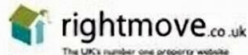
Council Tax Band : B

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
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Church Stretton SY6 6DA
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