



SAMUEL WOOD

18 Essex Road, Church Stretton, SY6 6AX
Offers In The Region Of £265,000



Located in the charming market town of Church Stretton, this end terrace house on Essex Road presents a fantastic opportunity for first-time buyers, downsizers, and property investors alike. With three bedrooms and a well-proportioned reception room, this property offers ample space for comfortable living.

While the home requires modernisation throughout, it holds significant potential to be transformed into a delightful modern residence. The lounge is generously sized, featuring convenient storage under the stairs, while the kitchen diner is equipped with extra storage cupboards and leads to a practical downstairs shower room. At the rear of the kitchen, a lean-to provides additional storage and a versatile space that could serve as an office or workshop.

On the first floor, you will find two double bedrooms and a single bedroom, with the main bedroom benefiting from a small W.C and sink for added convenience. This thoughtful layout ensures that the property is both functional and adaptable to your needs.

Externally, the property boasts two parking spaces, a mature front garden enclosed by a charming picket fence, and a large, level grass garden at the rear. This private outdoor space is a blank canvas, perfect for gardening enthusiasts or those seeking a tranquil retreat. Additionally, garden sheds are conveniently located at the rear, providing extra storage options.

- 3 bedrooms, ideal for families
- End terrace house in Church Stretton
- Spacious bright lounge
- Kitchen diner
- Downstairs shower room
- Main bedroom with W.C
- Large private rear garden
- 2 parking spaces available
- Viewing highly recommended
- No onward chain

Lounge 14'8" x 13'8" (4.48m x 4.17m)

This charming lounge offers a generous space for relaxation and socialising. Featuring a large front-facing window that fills the room with natural light, and a traditional fireplace which adds character and warmth to the room.

Kitchen 12'9" x 8'9" (3.88m x 2.67m)

The kitchen presents a practical layout with ample countertop space and storage cabinets. It benefits from a window overlooking the rear, providing natural light and a pleasant view.

Conservatory 7'4" x 9'11" (2.24m x 3.02m)

This conservatory is bright and airy, surrounded by windows on three sides that maximise daylight and views of the garden.

Rear Lobby

The rear lobby provides a practical transitional space between the kitchen and the garden. It is tiled for easy cleaning and includes an external door to the garden. There is also useful storage within this area, evident from the cupboard space shown.

Shower Room 4'8" x 7'0" (1.42m x 2.14m)

This shower room is neatly tiled and fitted with a compact shower cubicle, toilet, and sink. The space is efficiently arranged to provide a useful bathroom facility on the ground floor. There are large storage cupboards with the hot water tank located inside as you enter the space.

Bedroom 1 15'1" x 10'7" (4.61m x 3.23m)

Bedroom 1 is a generous double room featuring a large window to the front which fills the room with light. It includes a traditional fireplace and built-in storage cupboards, creating a comfortable and spacious sleeping area.

Ensuite W.C.

The ensuite W.C. is a small, practical space fitted with a toilet and a small hand basin, ideal for convenience and guest use.

Bedroom 2 9'5" x 12'3" (2.87m x 3.74m)

Bedroom 2 is a well-proportioned double room with a rear-facing window that offers a view of the garden. It features a traditional fireplace, adding charm and warmth to the space suitable for a restful retreat.

Bedroom 3 8'4" x 8'9" (2.53m x 2.67m)

Bedroom 3 is a smaller room with a window to the rear, ideal as a single bedroom or study. It benefits from natural light and a simple design, making it a flexible space for various needs.

Rear Garden

The rear garden is an impressive length of lawn bordered by tall trees and shrubs providing privacy and a peaceful setting. It includes a paved path, occasional shrubs and plants, and a well-maintained lawned area, ideal for outdoor activities and enjoying the fresh air.

Services

We understand that the property has mains gas central heating, mains electric, mains water and mains drainage.

Broadband Speed: Basic 20 Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps.

Flood Risk: High (although has never flooded in the past)

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000
Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

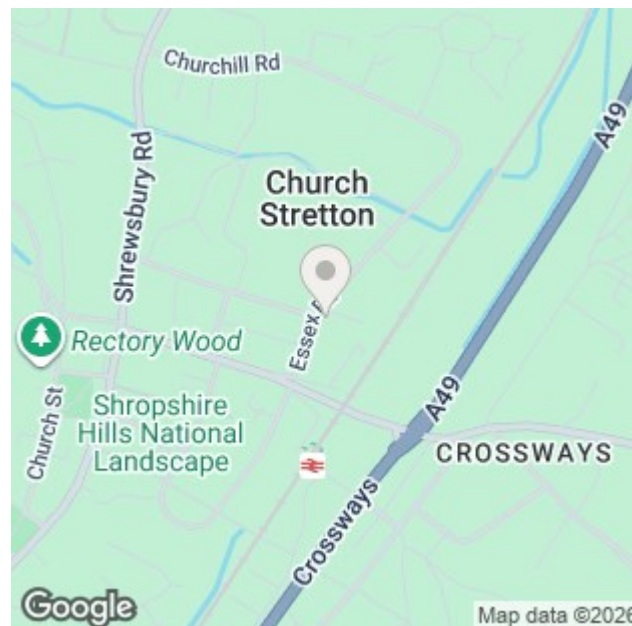
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

Directions

Please use the what3words app to locate the property using reference [///amounting.again.hilltop](https://www.what3words.com/amounting.again.hilltop) this will take you to the driveway of the property.



Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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