



2 Lawley Close, Church Stretton, SY6 6EL

Shrewsbury & Country House Sales

MILLER
EVANS



2 Lawley Close, Church Stretton, SY6 6EL

£625,000

Freehold

- Well appointed and spacious detached bungalow residence
- Lounge/dining room and kitchen/breakfast room
- Conservatory enjoying views over the garden
- Master bedroom with en-suite shower room
- Two further bedrooms and bathroom
- Inner hall with bedroom and shower room, offering potential for a separate annex if required
- Double garage and ample parking
- Well stocked enclosed gardens
- Far reaching views over the surrounding Shropshire hills
- Pleasant location close to Church Stretton amenities



This impressive and spacious four bedroom detached bungalow, offering fantastic views of the south Shropshire hills, provides well planned and well-proportioned accommodation briefly comprising; entrance porch, entrance hall, cloakroom, kitchen/breakfast room with a range of matching wall and base units. To the front there is a spacious lounge/dining room with a large window to the fore and side with sliding doors also out onto the front driveway. The garden room provides panoramic views of the garden with rear access. Master bedroom with en-suite shower room and two further bedrooms and bathroom. Inner hall leading to a further bedroom and shower room, which is sectioned off from the house, providing Annex potential for any multi-generational living. The property benefits from gas fired central heating and beautiful views to the front and rear.

Lawley Close is situated off Churchill Road in the charming market town of Church Stretton, nestled within the beautiful Shropshire Hills. The town offers a range of independent shops, cafés, pubs and everyday amenities, together with a railway station providing connections to Shrewsbury and beyond. Surrounded by stunning countryside, including the Long Mynd and Carding Mill Valley, the area is ideal for those who enjoy walking and outdoor pursuits, combining convenient town living with the beauty of the Shropshire countryside.







ENTRANCE HALL

19'2" x 3'6"

Storage cupboard

CLOAKROOM

LOUNGE / DINING ROOM

23'7" x 22'8"

Large bay window

KITCHEN / BREAKFAST ROOM

13'5" x 22'6"

Fitted with a range of matching wall and base units with Aga

GARDEN ROOM

14'10" x 14'8"

Two doors to the gardens

BEDROOM 1

12'3" x 15'8"

Bay window to side



EN-SUITE SHOWER ROOM

10'2" x 6'0"

Shower cubicle, wash hand basin, wc

BEDROOM 3

11'7" x 12'4"

Built in wardrobe

BEDROOM 4

11'11" x 12'4"

Built in wardrobe

BATHROOM

7'4" x 6'1"

Panelled bath, wash hand basin, wc

INNER HALL

6'9" x 11'9"

BEDROOM 2

12'6" x 18'6"



SHOWER ROOM

6'9" x 6'5"

Shower cubicle, wash hand basin, wc

GARDENS AND GROUNDS

DOUBLE GARAGE

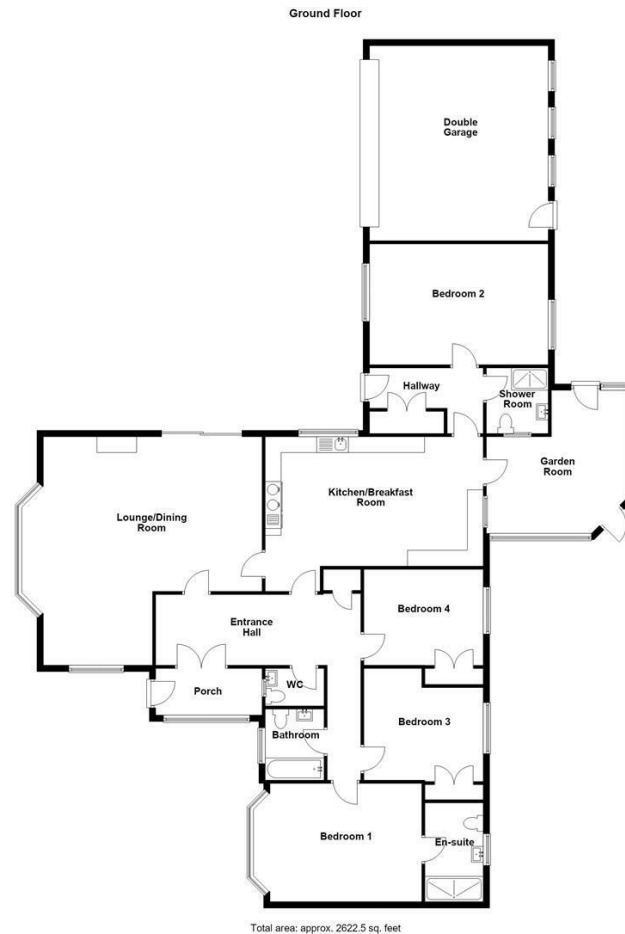
20'2" x 18'6"

The property is approached over tarmacadam driveway providing parking and access to the double garage. Front garden laid to lawn with manicured hedges and gravelled pathways. Further gravelled driveway providing additional parking.

Gated access leading to the rear garden, which is mainly laid to lawn with well stocked shrub beds and borders and mature trees. Large paved patio area providing ideas seating/entertaining space, enjoying fantastic countryside views of the surrounding hills.

HOW TO GET THERE

When approaching from Shrewsbury on the A49, at the traffic lights turn right into Church Stretton. At the next cross roads turn right again towards All Stretton and take the second right onto Churchill Road. After some distance turn into Lawley Close, which is the fourth turning on the left off Churchill Road, and the property will then be found on your right.



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. Images may have been enhanced.

This property may be subject to additional management 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, electricity, drainage and natural gas are connected to the property.

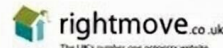
Council Tax Band : F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
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FIND OUR PROPERTIES ON:



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Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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