



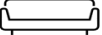
THE NESTINGS, CUNNERY ROAD, CHURCH STRETTON, SY6 6AH
OFFERS IN THE REGION OF £700,000

Wrights
Estate Agents
Established 1972

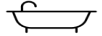
**THE NESTINGS
CUNNERY ROAD
CHURCH STRETTON**

- Detached individually designed house
- Close to the town centre
- Quiet residential location
- Four bedrooms with en-suite of main bedroom
- Gas central heating and double glazed
- Double garage
- Terraced gardens
- Balcony with superb views
- No upward chain
- Viewing highly recommended

4 -5 x 

2 x 

2 x 

1 x 

1 x 

Shrewsbury 14 miles

Ludlow 16.5 miles

Telford 24.5 miles

Birmingham 57.4 miles



THE NESTINGS

An individually designed spacious house taking full advantage of the views over the Stretton valley towards the surrounding hills.

Located on the Cunners Road a no through road with walking access to the Rectory Wood and Long Mynd Hills

It comprises entrance hall, reception hall, sitting room, dining room, study/or fifth bedroom with en-suite shower, cloakroom/WC, kitchen/breakfast room, utility room, balcony area, lower level hall with four bedrooms, one with an en-suite bath/shower room and family shower room.

It benefits from gas central heating and UPVC double glazing.

There is a double garage with an internal staircase ascending to the reception hall.

The terraced gardens lie mainly to the rear of the property and are very well established with shrubs, trees, floral borders and mature boundary hedgerows.



Cunners Road is located on the western side of the Stretton Valley.

The Nestings lies towards the upper part of this no through road and commands superb views over the Stretton Valley and onwards towards the surrounding hills.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town, it offers excellent shopping facilities, including a supermarket, specialist shops, and ladies' and men's fashion shops.

Including the picturesque neighbouring villages of All Stretton and Little Stretton, it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including an 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance. The M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

Composite front door with side windows, window over to **HALL** with stone tiled floor, vaulted ceiling with two skylight windows, two power points, ceiling spotlights and door to:

RECEPTION HALL with wood boarded floor, radiator, ceiling spotlights, four power points, cloaks cupboard and door to the enclosed staircase ascending to the double garage.

CLOAKROOM/WC with laminate floor, heated towel rail, WC and washbasin with splashback.

SITTING ROOM (6.5m x 3.7m approx)(21' x 12'1" approx) with wood boarded floor, wood burner on polished slate hearth, ceiling spotlights, two windows, two radiators, TV aerial point, telephone point, eight power points and glazed sliding door to the **BALCONY** (7.9m X 2.24m approx)(25'9" x 7'3" approx) Double doors to:

DINING ROOM (4.1m x 3.3m approx)(13'4" x 10'8" approx) with wood boarded floor, radiator, ceiling spotlights, window and six power points.





ACCOMMODATION

STUDY/BEDROOM 5 (3.8m x 2.7m approx)(12'4" x 8'8" approx) with fitted carpet, window, radiator, four power points and door to:

EN-SUITE SHOWER with laminate flooring, extractor fan, heated towel rail, walk-in shower, WC and washbasin with cupboards above.

KITCHEN/BREAKFAST ROOM (8.9m x 3.5m approx)(29'12" x 11'4" approx) with wood effect laminate floor, ceiling spotlights, extensive range of built-in units including floor cupboards with drawers, wall cupboards, pull out pantry style cupboards, two glass fronted china cabinets, laminate worktops, sink unit and beer and wine cooling cupboard.

Integrated four ring gas hob with cooker hood over and electric oven below. Eight power points and TV aerial point. Spaces for fridge and freezer, front and two side windows.

BREAKFAST AREA with vaulted ceiling, floor to ceiling cupboards, ceiling spotlights and glazed door to balcony.

UTILITY ROOM (3m x 2.5m approx)(9'8" x 8'2" approx) with wood effect laminate flooring, floor cupboards, sink unit, and laminate worktops. Two wall cupboards, floor to ceiling cupboard, four power points, radiator, window, space for washing machine and tumble dryer, and glazed door to the garden.

From the reception hall **STAIRCASE** with glazed panels and fitted carpet descends to the Lower **HALLWAY** with fitted carpet understairs cupboard, radiator and two power points.





ACCOMMODATION

BEDROOM 1 (5.3m x 3.7m approx) (17'3" x 12'1" approx) with fitted carpet, front and side windows, double built-in wardrobe. Telephone point. TV aerial point, ten power points and door to:

EN-SUITE BATH/SHOWER ROOM with tiled floor, fully tiled walls, ceiling spotlights, window, extractor fan, heated towel rail, white suite with panelled bath, walk-in shower, WC and washbasin with vanity cupboard and wall cupboards with mirrored doors and shaver point.

BEDROOM 2 (5.3m x 4.1m approx)(17'3" x 13'4" approx) with fitted carpet, window, radiator, double built-in wardrobe and six power points.

BEDROOM 3 (3.9m x 3m approx)(12'7" x 9'8" approx) with fitted carpet, window, double built-in wardrobe, radiator and six power points.

BEDROOM 4 OR STUDY (3.4m x 2.8m approx)(11'1" x 9'1" approx) with fitted carpet, window, radiator, telephone point and four power points.

SHOWER ROOM with tiled floor, fully tiled walls, extractor fan, heated towel rail and white suite with walk-in shower, WC and washbasin with vanity cupboard below.





DOUBLE GARAGE (5.8m x 5.5m approx)(19' x 18' approx) with remote up-and-over front door, power points, fluorescent light, gas fired wall mounted 'Worcester' central heating boiler and internal staircase to the reception hall.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains gas, electricity, water and drainage are connected.

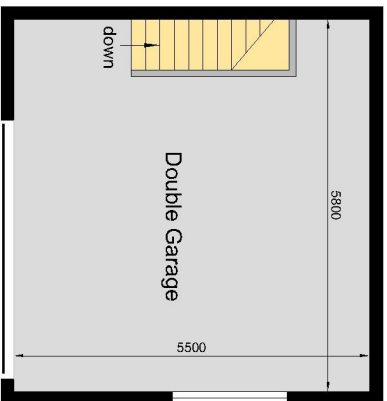
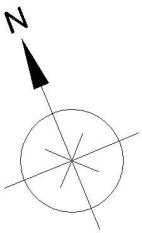
COUNCIL TAX Band 'F'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 10am to 12 noon.
Email: sales@wrightschurchstretton.uk

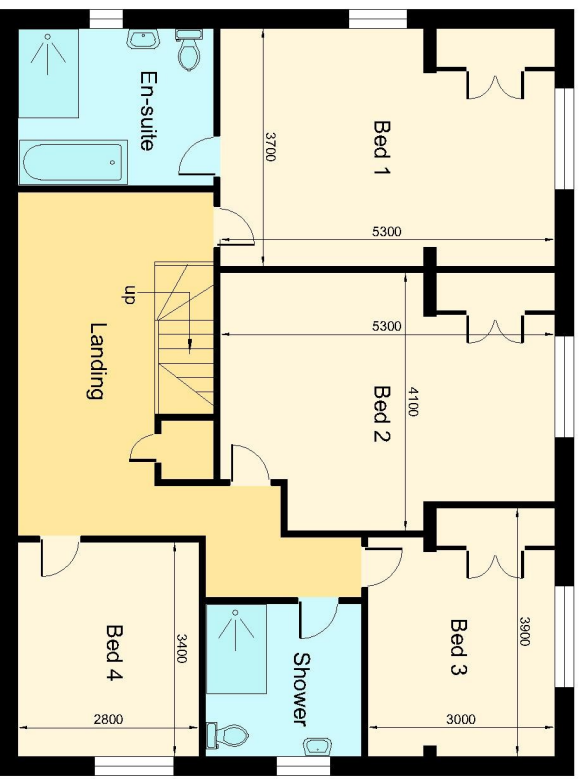
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Garage Street Level



Upper Ground Floor



Lower Ground Floor

The Nestings
Cunney Rd
Church Stretton
SY6 6AH

Total Floor Area 255 Sq m (2741 Sq ft)

