



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

30 Churchill Road, Church Stretton, SY6 6AE

**Offers in the Region of
£369,500**

To view this property please call us on **01743 236 800** Ref: C7760/WM/KQ

A spacious four bedroom semi-detached family home.

A spacious, extended four bedroom semi-detached family home offering versatile accommodation briefly comprising; entrance porch, entrance hall, kitchen, living room, dining room, garden room, four bedrooms and bathroom. Garage and parking. Enclosed gardens. The property benefits from gas fired central heating and views to the Stretton Hills - NO UPWARD CHAIN!

The property is pleasantly situated on this popular residential development within walking distance of Church Stretton town centre, where there are a wide range of excellent amenities including good schools, bus and rail services, co-op supermarket, shops, cafe's, public houses, doctors and dentists. The surrounding hills provide a wonderful opportunity for recreational pursuits.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

Understairs store cupboard

KITCHEN

10'10" x 9'3" (3.30m x 2.83m)

Range of matching wall and base units

Integrated oven, hob and extractor

Side access door

LIVING ROOM

11'9" x 15'9" (3.57m x 4.79m)

French doors to rear garden

Opening to:

DINING ROOM

11'9" x 9'3" (3.57m x 2.83m)

GARDEN ROOM

French doors to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with large airing cupboard.

BEDROOM 1

13'11" x 9'10" (4.25m x 2.99m)

Built in store cupboard

BEDROOM 2

12'5" x 9'5" (3.79m x 2.87m)

Skylight

BEDROOM 3

9'1" x 8'11" (2.76m x 2.71m)

BEDROOM 4

9'1" x 6'7" (2.76m x 2.00m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

INTEGRATED GARAGE

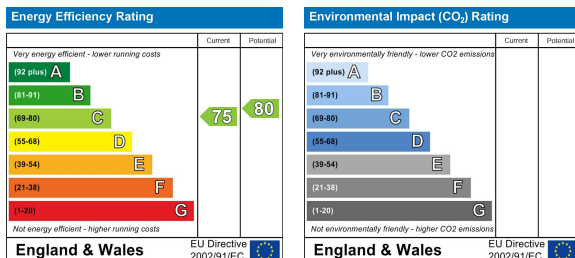
The property is approached over paved driveway providing parking and access to the garage. Front garden laid to lawn with specimen trees and shrub borders.

Enclosed REAR GARDEN laid to lawn with large paved patio area providing ideal seating/entertaining space, selection of mature shrub beds and borders. Pedestrian gate to the open playing fields with views to the Burway and the Longmynd Hills. Easy walking access to the town centre and Carding Mill Valley.



HOW TO FIND THIS PROPERTY

When approaching from Church Stretton town centre take the Shrewsbury Road towards All Stretton taking the second right into Churchill Road. Follow the road around where eventually the property will be found on the right hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: E

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.

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.

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 you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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