



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Woodcote Edge Drive, Church Stretton, SY6 6DR

**Offers in the Region
of £560,000**

To view this property please call us on **01743 236 800** Ref: C7763/WM/KQ

A superbly presented and extremely neatly kept, four bedroomed detached property.

This modern, immaculate, detached property has excellent accommodation that has been refurbished to a high modern standard. This includes the benefit of gas-fired central heating and double glazing and comprises entrance hall, utility room, potential bedroom 4/sitting room/studio, cloakroom, integral garage, living room, study, kitchen/dining room, master bedroom and wet room en suite, 2 further bedrooms and a family bathroom. Large forecourt providing good parking facilities, a garage and pleasant terraced gardens to the rear.

Situated within walking distance of Church Stretton town centre with the principal rooms of the property enjoying delightful views across towards the South Shropshire Hills. Church Stretton is situated approx. 13 miles south of Shrewsbury and is also well placed for access to Ludlow and Telford. The excellent local amenities include Primary and Secondary Schools, local shops, restaurants, Doctor's Surgery and a Railway Station.



INSIDE THE PROPERTY

ENTRANCE HALL

Ceramic tiled floor

POTENTIAL BEDROOM 4/SITTING ROOM/STUDIO

9'2" x 13'6" (2.79m x 4.11m)

Window to the front

UTILITY AREA

7'7" x 8'6" (2.31m x 2.58m)

Fitted with a range of base units with inset sink

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with airing cupboard and access to the BALCONY (4'3" x 12'1") where there are fantastic views over the surrounding hills.

KITCHEN / DINING ROOM

17'1" x 13'6" (5.20m x 4.11m)

Fitted with a range of matching wall and base units

Inset cooker, hob and extractor hood over

Integrated appliances

Window enjoying attractive views over surrounding hills

LIVING ROOM

17'1" x 13'9" (5.20m x 4.20m)

Window enjoying superb views over surrounding Stretton hills

STUDY

6'9" x 16'8" (2.07m x 5.08m)

Two doors providing access to terraces on either side of the property

STAIRCASE continues to SECOND FLOOR LANDING with access to roof space and French doors to a superb BALCONY (4'3" x 11'7") enjoying far reaching views over surrounding hills.

BEDROOM 1

17'1" x 13'1" (5.20m x 3.98m)

Built in wardrobes

Windows enjoying open views

EN SUITE WET ROOM

Shower unit with ceiling height glass shower screen

Wash hand basin, wc

BEDROOM 2

9'7" x 13'5" (2.91m x 4.09m)

BEDROOM 3

7'2" x 13'5" (2.19m x 4.09m)

BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin, wc

OUTSIDE THE PROPERTY

LARGE GARAGE

16'8" x 13'3" (5.08m x 4.04m)

Electrically operated roll up door

Pedestrian door

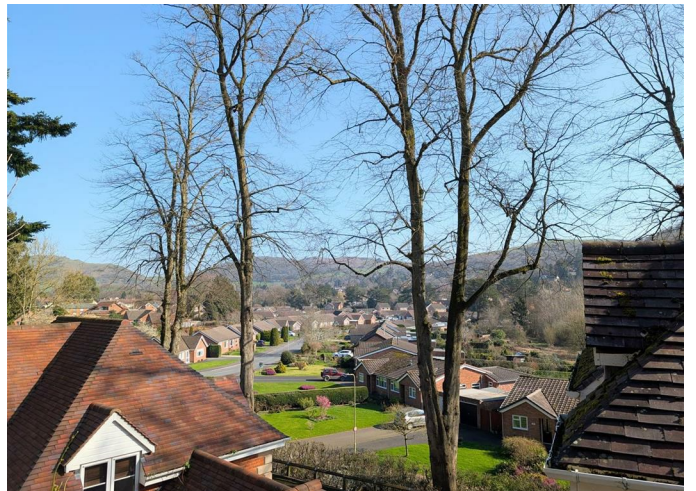
The property is approached over a brick paved driveway providing ample parking and access to both the formal reception area and integral garage. Neatly kept lawned area.

TO THE REAR of the property are 2 paved terraces with access from the study. The upper terrace has well stocked and attractive flower beds and gated rear access. At the end of the terrace sits a wooden gazebo and an area suitable for a table and chairs where superb views of the surrounding Shropshire Hills and countryside can be enjoyed.



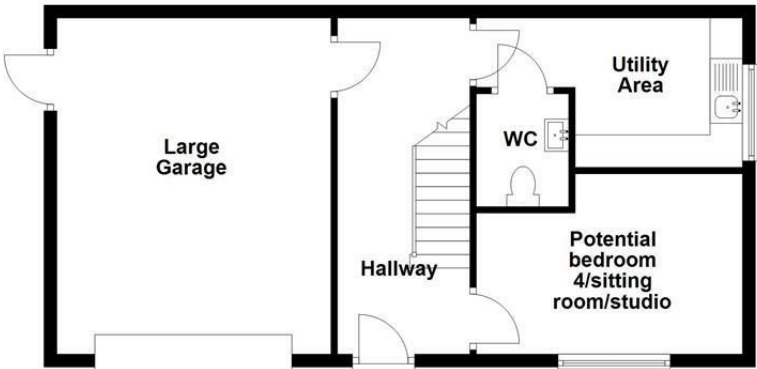




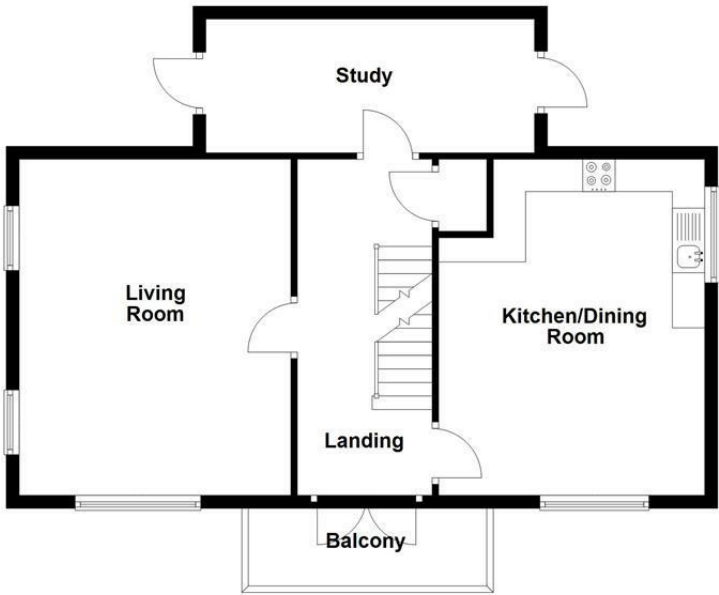


FLOOR PLANS ...

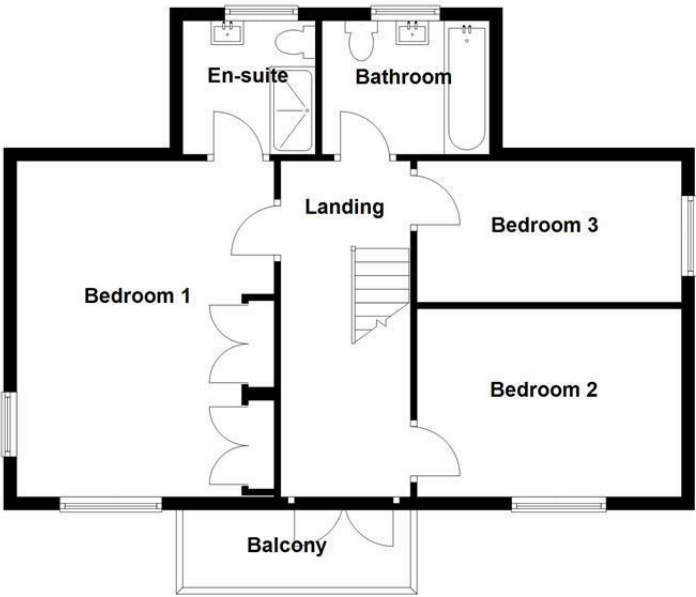
Ground Floor



First Floor



Second Floor



Total area: approx. 1987.8 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from the traffic lights on the A49 at Church Stretton, turn right into the town centre. At the junction, turn left onto High Street and continue along this road and proceed straight over the mini roundabout. After a short distance turn right into Woodcote Edge and then immediately left into Woodcote Edge Drive where the property will be found after a short distance on the right hand side.

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 (CO₂) 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	



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: F

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. Images may have been enhanced.

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.

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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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