



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

47 Swains Meadow, Church Stretton, SY6 6HT

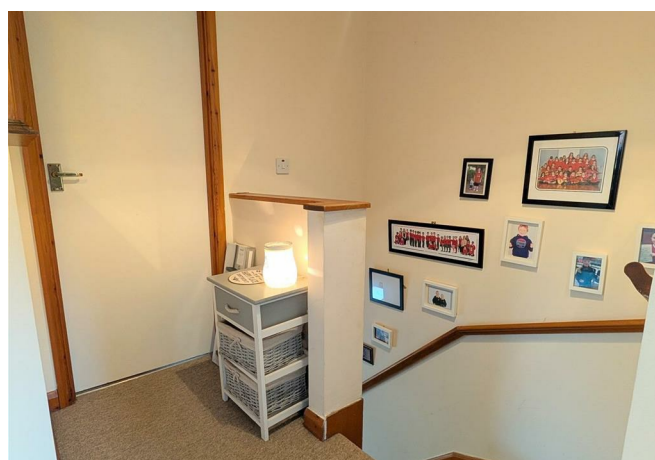
**Offers in the Region
of £195,000**

To view this property please call us on **01743 236 800** Ref: C7759/WM/KQ

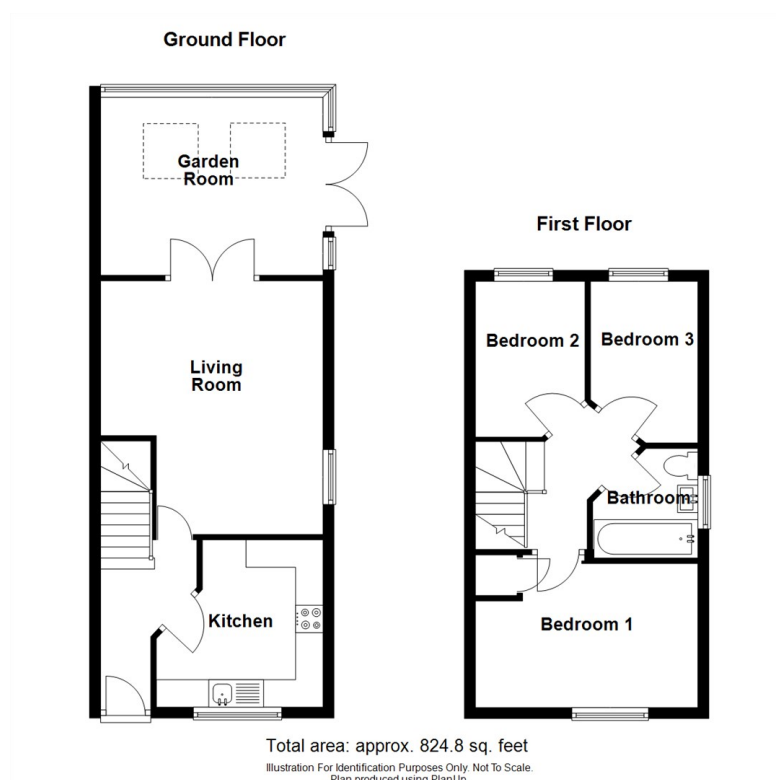
A well appointed three bedroom semi-detached family home.

This extended, three bedroom semi-detached family home provides well planned accommodation briefly comprising; entrance hall, kitchen, living room, garden room, three bedrooms and bathroom. Spacious driveway. Enclosed rear garden. The property benefits from gas fired central heating and double glazing.

This property is pleasantly situated on this modern residential development occupying a convenient position in the heart of the Stretton Valley. Church Stretton town centre is within level walking distance and provides an extensive range of facilities including Primary and Secondary Schools, bus and rail services, Co-Op supermarket, doctors, dentists and veterinary practices, local shops and cafes and a variety of public houses. The surrounding hills provide wonderful opportunities for recreational pursuits, whilst commuting access to Shrewsbury, Craven Arms, Ludlow and Telford are relatively easy.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

KITCHEN

10'0" x 10'0" (3.05m x 3.04m)

Fitted with a range of matching wall and base units
Window to the front

LIVING ROOM

15'2" x 13'4" (4.62m x 4.06m)

Window to the side
Understairs store cupboard
French doors to:

GARDEN ROOM

French doors to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

9'1" x 13'4" (2.78m x 4.06m)

Store cupboard

BEDROOM 2

9'4" x 6'7" (2.84m x 2.00m)

BEDROOM 3

9'8" x 6'5" (2.95m x 1.96m)

BATHROOM

Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached over driveway providing parking,
flanked by front garden laid to lawn.

Enclosed REAR GARDEN laid to lawn and gravel and
enclosed on all sides.

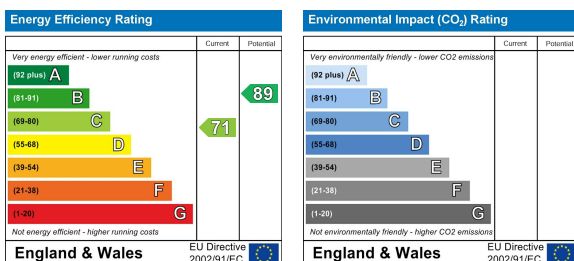
NOTICE

COVENANT There is an existing restrictive covenant on re-sales of properties on Swains Meadow which provides an opportunity for married/couples or first time buyers to have a first option on purchase within the first three months of the property being marketed. Buyers of this property also need to have a local connection to Church Stretton. Further details are available from the agents.



HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton proceed on the A49 South and after a short distance bearing right into Swains Meadow. Follow the road around where the property will be found after a short distance.



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: B

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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Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones