



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**28 Alison Road, Church Stretton, SY6 7AT**

**Offers in the Region  
of £545,000**

To view this property please call us on **01743 236 800** Ref: C7757/WM/KQ

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# A immaculately presented and deceptively spacious detached dormer bungalow residence.

This well appointed detached dormer bungalow offers spacious and versatile accommodation arranged over two floors, briefly comprising; entrance hall, living room, dining room, kitchen, utility, garden room, ground floor bedroom and bathroom. Two bedrooms and shower room to the first floor. Garage and parking. Well stocked garden with views over surrounding hills. The property benefits from gas fired central heating and double glazing.

The property is pleasantly situated in a particularly sought after residential area of Church Stretton and is only a short distance from Church Stretton town centre, where there are a wide range of amenities including primary and secondary schools, rail and bus service, doctor and dentist, supermarket, local butcher, church and a range of cafes, bars and restaurants. Church Stretton is also well placed for access to nearby towns including Ludlow, Craven Arms, Shrewsbury, Much Wenlock and Telford.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Understairs store cupboard

### LIVING ROOM

17'9" x 13'5" (5.42m x 4.09m)

Windows enjoying views over the surrounding hills

Wood burning stove

### DINING ROOM

10'4" x 9'11" (3.14m x 3.02m)

Door to kitchen and Sliding doors to:

### GARDEN ROOM

Double doors to garden

### KITCHEN

10'4" x 8'8" (3.14m x 2.64m)

Fitted with a range of matching wall and base units

Door to:

### REAR LOBBY

Quarry tiled floor

Door to rear garden

Door to garage and utility

### UTILITY

5'4" x 7'2" (1.62m x 2.19m)

Quarry tiled floor

Plumbing for white goods

### BEDROOM 3

10'4" x 10'2" (3.16m x 3.09m)

Window to the front

### BATHROOM

Panelled bath with shower attachment

Walk in shower

Wash hand basin, wc

Heated towel rail

STAIRCASE rising from the hallway to FIRST FLOOR LANDING

### BEDROOM 1

12'0" x 13'4" (3.66m x 4.07m)

Built in wardrobe

### BEDROOM 2

11'2" x 13'4" (3.40m x 4.07m)

Two built in wardrobes

### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Velux roof light

Heated towel rail

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door

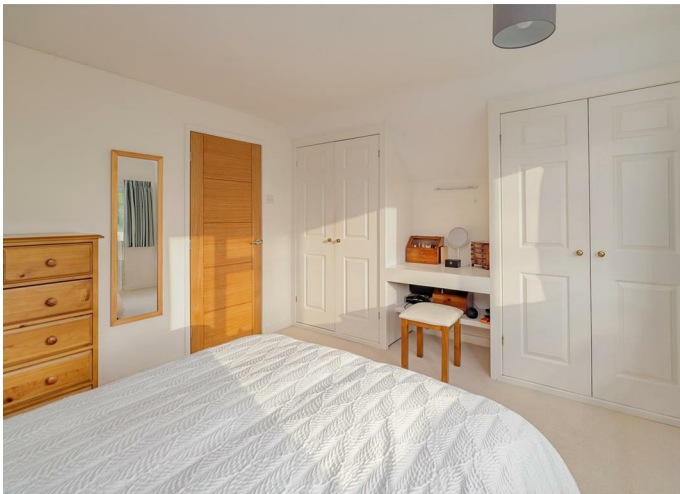
Electric light and power supply

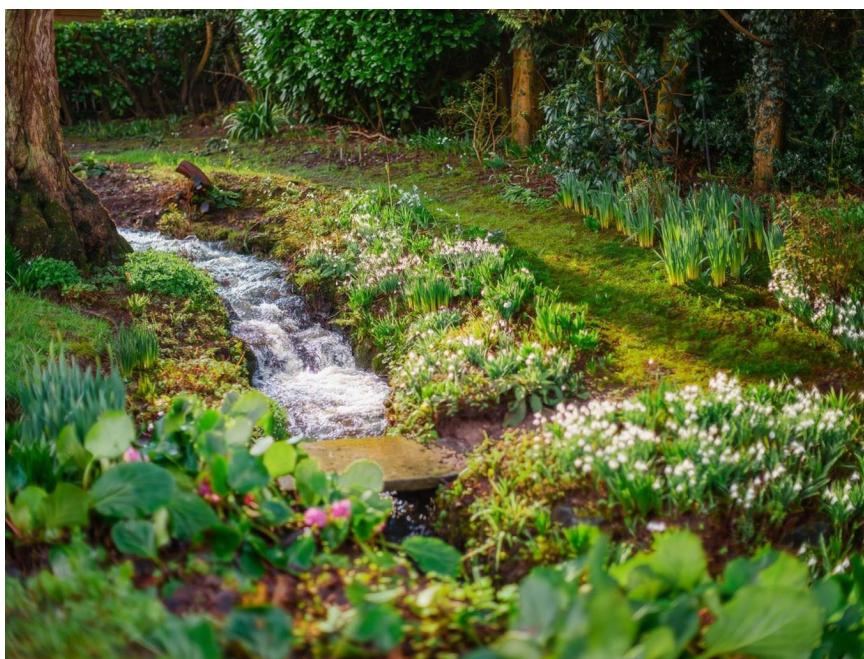
The property is divided from the road by dwarf brick wall and approached over driveway providing parking and access to the garage. Front garden laid to lawn with a variety of trees and shrub borders.

Enclosed rear garden laid mainly to lawn with a paved patio and a wide variety of well stocked shrub beds and borders, specimen trees and a brook running through the bottom of the garden. The garden enjoys views over surrounding hills.



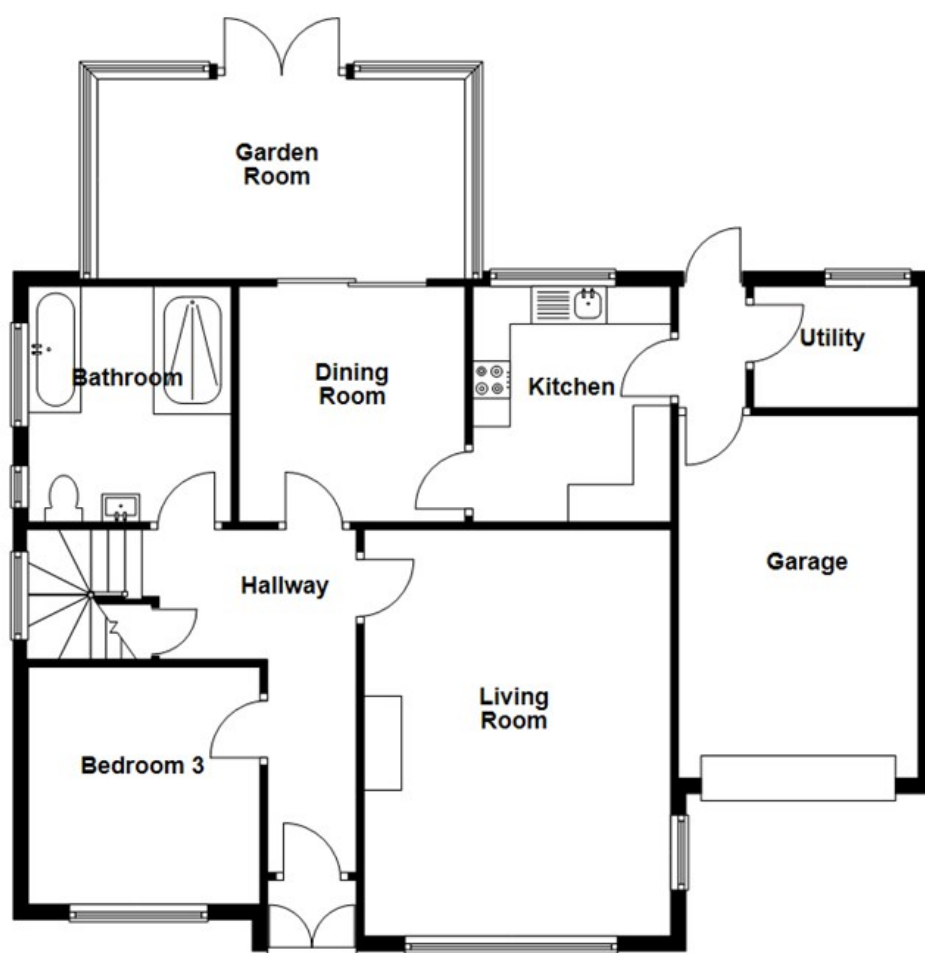




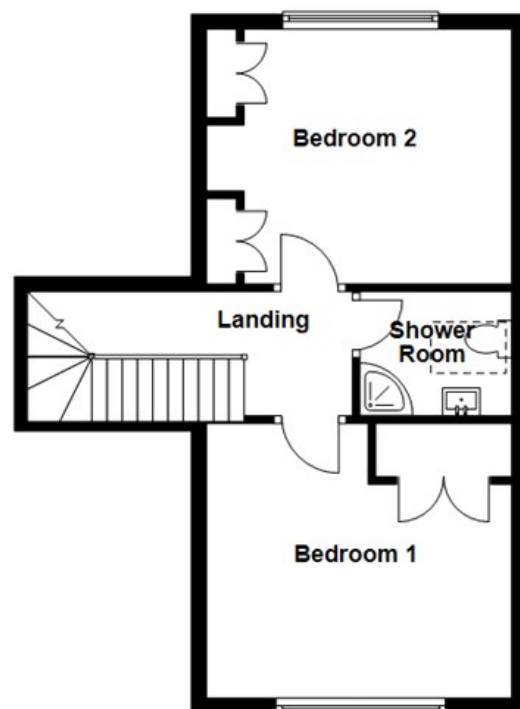


## FLOOR PLANS ...

**Ground Floor**



**First Floor**

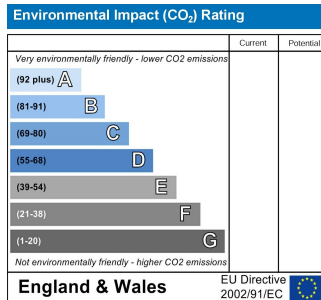
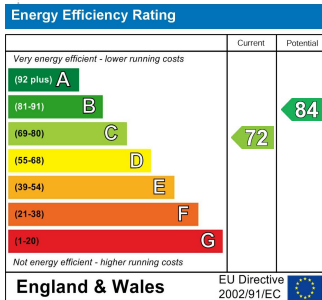


Total area: approx. 1595.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching the traffic lights from the Shrewsbury direction, turn onto the B4371. Take first left onto Watling Street North. Continue to Cwms Lane and turn immediately right onto Helmeth Road. Take the second right onto Alison Road, where the property will be found.



## 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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