



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Stead Cottage, 37 Church Street, Church Stretton,
SY6 6DQ**

**Offers in the Region
Of £375,000**

To view this property please call us on **01743 236 800** Ref: C7735/WMKQ

A well appointed, deceptively spacious, mature, end terraced house.

A well appointed, deceptively spacious, mature, end terraced house briefly comprising; entrance porch, entrance hall, sitting room, dining room, conservatory, kitchen, utility/cloakroom, two bedrooms and bathroom. Useful boarded roof space. The property benefits from gas fired central heating and partial secondary glazing. Enclosed rear garden. Off road parking for one car.

The property occupies an extremely convenient position, within walking distance of the town centre, where there is a wide range of excellent amenities including a co-op supermarket, doctors and dentists, bus and rail services, cafe's, bars and restaurants, whilst the surrounding hills provide wonderful opportunities for recreational pursuits.



INSIDE THE PROPERTY

ENTRANCE PORCH

Quarry tiled floor
Glazed door to:

ENTRANCE HALL

SITTING ROOM

14'7" x 12'1" (4.45m x 3.68m)
Cast iron fireplace with ornate tiles and coal effect electric fire
Bay window to the front
Archway to:

DINING ROOM

13'7" x 11'4" (4.14m x 3.45m)
Cupboard housing gas fired central heating boiler
Further storage cupboards.

CONSERVATORY

9'1" x 6'5" (2.77m x 1.96m)
Tiled floor
French doors to rear garden

KITCHEN

11'4" x 8'2" (3.45m x 2.49m)
Tiled floor
Fitted with a range of matching wall and base units

SIDE ENTRANCE LOBBY

Door to garden
Door to:

UTILITY / CLOAKROOM

Tiled floor
Plumbing for washing machine
Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

12'1" x 11'1" (3.68m x 3.38m)
Exposed ceiling timbers
Window to the front enjoying views towards the Church
Period feature fireplace
Built in wardrobe

BEDROOM 2

11'8" x 7'2" (3.56m x 2.18m)
Window
Built in wardrobes
Feature fireplace
Access via pull down ladder to boarded ROOF SPACE (13'4" X 13'1")

BATHROOM

Tiled floor
Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by hedging and approached over a paved driveway providing parking with gravelled front garden.

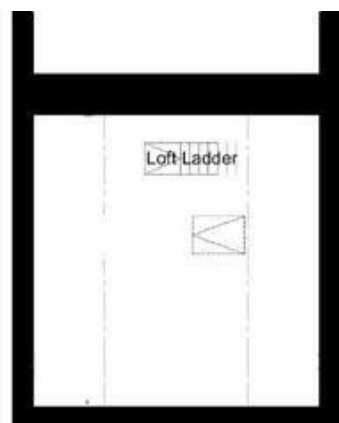
Wrought iron pedestain gate leads to an enclosed rear garden laid to patio areas with mature hedging and shrub beds and borders.



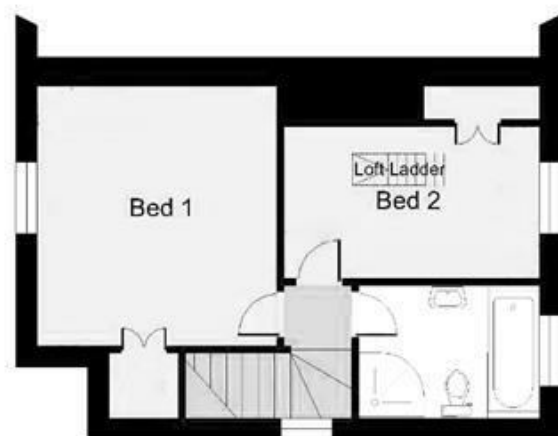




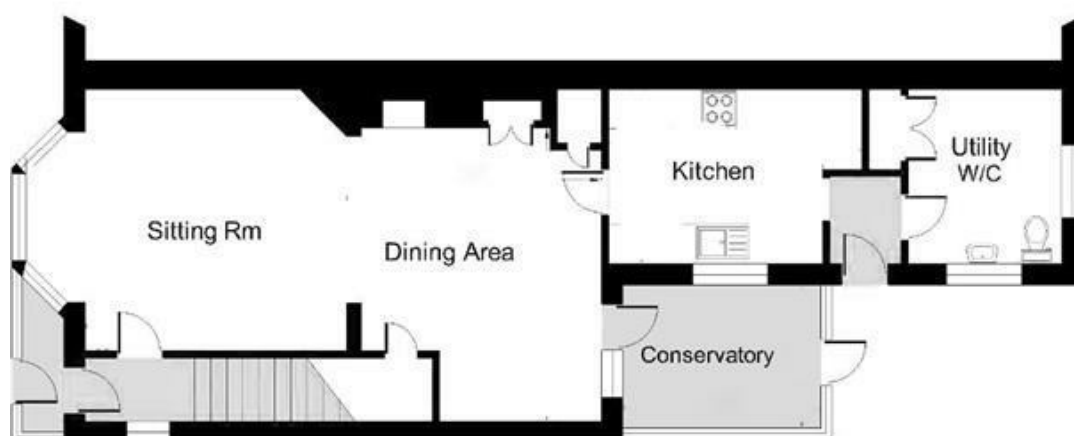
FLOOR PLANS ...



Attic Room



First Floor



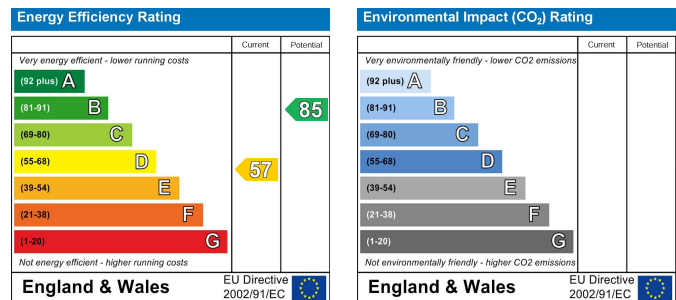
Ground Floor

Floor Area 107 Sq m (1150 Sq ft)

HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton, travel along Ludlow Road. Proceed straight across the mini-roundabout and take the first right into Cunneery Road. Turn right into Church Street and follow the road until reaching the Church on the right hand side and the entrance to St Lawrence Close will be found on the left.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



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: D

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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