



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**12a Sandford Avenue, Church Stretton, SY6 6BW**

**Offers In The Region  
Of £225,000**

To view this property please call us on **01743 236 800** Ref: C7676/WM/KQ

# A spacious three bedroom first floor apartment in the centre of Church Stretton.

This spacious first floor apartment offers versatile accommodation comprising; entrance, living room, kitchen/dining room, three bedrooms and bathroom. The property benefits from a large roof space with potential for conversion into further accommodation (Subject to any necessary planning consents). Parking, plus an area with potential for the erection of a garage.

This apartment is located in the heart of Church Stretton, within easy walking distance of all town centre amenities, including rail and bus services, doctors and dentists, local shops, co-op supermarket, public houses and restaurants, good schools and the local community centre. Church Stretton is often referred to as Little Switzerland, due to its stunning landscape. The nearby Cardingmill Valley is managed by the National Trust and is a particularly well visited spot for hiking and wildlife enthusiasts.



## FLOOR PLANS

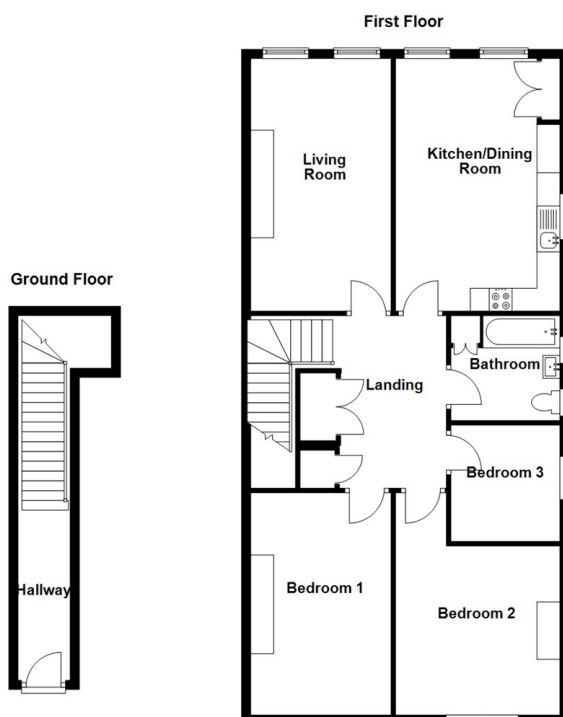


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## INSIDE THE PROPERTY

### HALLWAY

Staircase rising to FIRST FLOOR

### LANDING

Store cupboards

Access to large roof space with Velux windows, offering scope for conversion. (Subject to necessary planning consents)

### LIVING ROOM

18'1" x 10'0" (5.52m x 3.06m)

Two windows to the front

### KITCHEN / DINING ROOM

18'1" x 11'9" (5.52m x 3.59m)

Kitchen fitted with a range of matching wall and base units  
Window to the side and two windows to the fore

### BEDROOM 1

15'11" x 10'0" (4.86m x 3.06m)

Window

### BEDROOM 2

6'7" x 11'9" (2.00m x 3.59m)

Feature fireplace

Window

### BEDROOM 3

8'4" x 7'10" (2.54m x 2.38m)

Window

### BATHROOM

Panelled bath

Wash hand basin, wc

Store cupboard

Two windows

## OUTSIDE THE PROPERTY

The property is located above the Bakery with side access to the rear of the property, where land is included which is sufficient for parking two vehicles with access by Barn Lane.

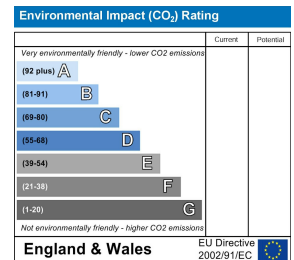
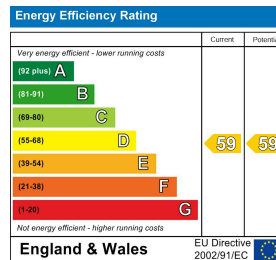


## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, at the traffic lights on the A49, turn right onto Sandford Avenue. Continue for a short distance, where the property will be found on the right hand side, above the Bakery.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage are connected.

### TENURE

We are advised that this property is Leasehold 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:

rightmove.co.uk  
The UK's number one property website

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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