



8 BROCKHURST, CHURCH STRETTON, SY6 6QY
OFFERS IN THE REGION OF £280,000

W
Wrights
Estate Agents
Established 1972

**8 BROCKHURST
CHURCH STRETTON
SY6 6QY**

- Spacious first floor apartment
- Two double bedrooms
- Large bay window overlooking the gardens
- Quiet residential location
- Garage and parking area
- Large well maintained grounds
- Family bathroom with separate shower
- No upward chain
- Viewing highly recommended



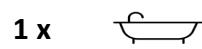
Shrewsbury 14 miles



Ludlow 16.5 miles



Telford 24.5 miles



Birmingham 57.4 miles



**8 BROCKHURST
CHURCH STRETTON
SY6 6QY**

Brockhurst is an imposing and fine Edwardian building first constructed in 1901 and has had various uses; including preparatory school, accommodation for St.Dunstan's blind servicemen during World War II, Catholic Abbots Training Centre around the late 1960s, and more recently was professionally converted into self-contained residential apartments.

It is located a short distance from the centre of the popular south Shropshire market town of Church Stretton in an elevated and beautifully secluded position overlooking the Stretton Hills and surrounding picturesque scenery.

The Communal Grounds are a feature of the property and include lawns, established trees, Woodland, and a large playing field. There are garages and parking areas.

Internal viewing is highly recommended to fully appreciate the spacious dimensions and splendid location.

No upward chain



8 Brockhurst occupies a delightful location on the first floor and is approached via the communal reception hall and staircase.

The deceptively spacious accommodation has been well maintained by the present owner.

In brief the apartment comprises of a reception hall, spacious drawing room, fitted kitchen, bathroom, and two large double bedrooms.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills midway between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town it offers excellent shopping facilities, including a supermarket, specialist shops, ladies and men's fashion shops, and a building society agency based in 'Wrights' Estate Agents.

Including; the picturesque neighbouring villages of All Stretton and Little Stretton it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

RECEPTION HALL. The apartment is accessed via a communal hall with stairs ascending to the first floor and No 8.

First Floor door to **ENTRANCE HALL** with fitted carpet and night-storage-heater.

Spacious LIVING ROOM (6.5m x 5.6m approx)(21'2" x 18'5" approx) a south facing room with large bay window (with fitted blinds) enjoying the far reaching views over the private gardens and onwards to the surrounding hills.

Fitted carpet, feature ceiling coving and ceiling rose, marble fireplace with mantel, hearth, and electric coal effect fire. TV aerial point and seven power points.

KITCHEN/BREAKFAST ROOM (4.6m x 3m approx)(15' x 9'11" approx) with carpet tiles, range of wooden faced units to two walls including seven floor cupboards, laminate worktops, tiled surrounds, and sink unit.

Seven wall cupboards, space and plumbing for washer and the tall AEG fridge/freezer. Firenzi electric oven and four ring hob with stainless steel cooker hood over. Dishwasher, night-storage heater, ten power points, and window overlooking the grounds.

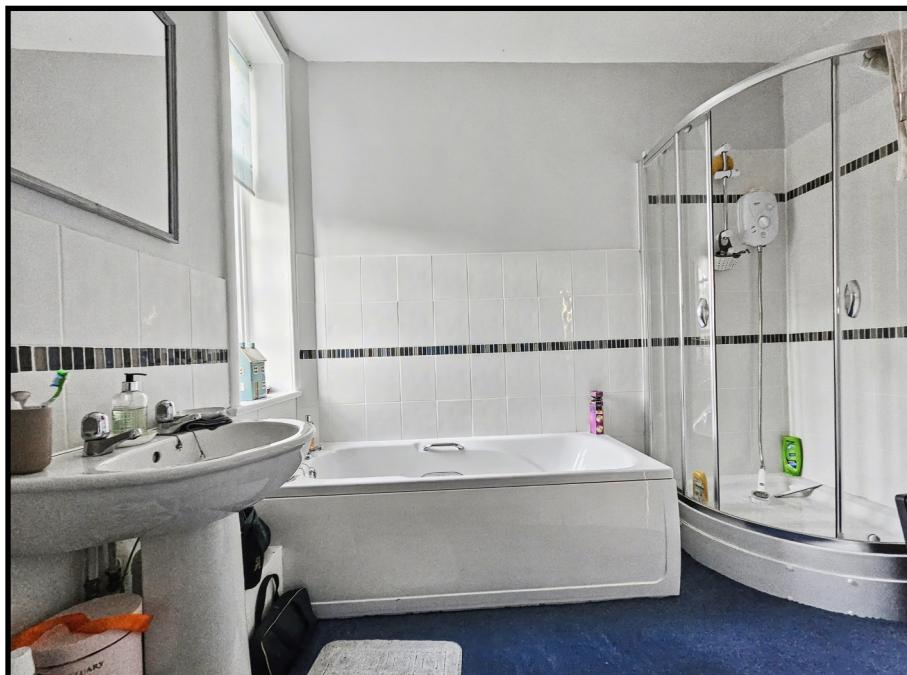


ACCOMMODATION continued...

BEDROOM 1 (4.9m x 3.3m approx) 15'2" X 10'11" approx) with fitted carpet, feature period wood surround fireplace, night-storage heater, six power points, and south facing window with superb views.

BEDROOM 2 (5.9m x 3.8m approx) (19'3" x 12'7" approx) with fitted carpet, night-storage heater, four power points, two windows, and a large airing cupboard with hot water cylinder and shelving.

BATH/SHOWER ROOM with fitted carpet, part tiled walls, white suite with panelled bath, separate walk-in shower, WC, and washbasin. Window, ceiling spotlights, and wall heater.



ACCOMMODATION continued...

Single GARAGE with up-and-over door with light.

TENURE: The apartment is sold as leasehold (which is based on 999 years commencing 2005) with a share of the whole freehold. Management fees include maintenance of the grounds, a reserve/sinking fund, and buildings insurance. Approximately £800 is payable twice yearly (Total: £1,600). Pets are prohibited within the terms of the lease. Assured short hold tenancies are permitted, and the apartment can be utilised as a holiday home for personal use, BUT not as a commercial holiday let.

SERVICES We understand mains electricity, water and drainage are connected.

COUNCIL TAX Band 'A'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457500500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237

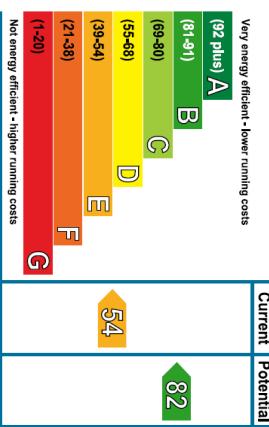
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12

Email: sales@wrightschurchstretton.co.uk

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