



**8 BROCKHURST, CHURCH STRETTON, SY6 6QY**

**OFFERS IN THE REGION OF £280,000**


**Wrights**  
Estate Agents  
Established 1972



**8 BROCKHURST  
CHURCH STRETTON  
SY6 6QY**

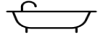
- Spacious first floor apartment
- Two double bedrooms
- Large bay window overlooking the gardens
- Quiet residential location
- Garage and parking area
- Large well maintained grounds
- Family bathroom with separate shower
- No upward chain
- Viewing highly recommended



2 x 

1 x 

1 x 

1 x 

1 x 

**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](mailto:sales@wrightschurchstretton.co.uk)

**IMPORTANT NOTICE:** Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.









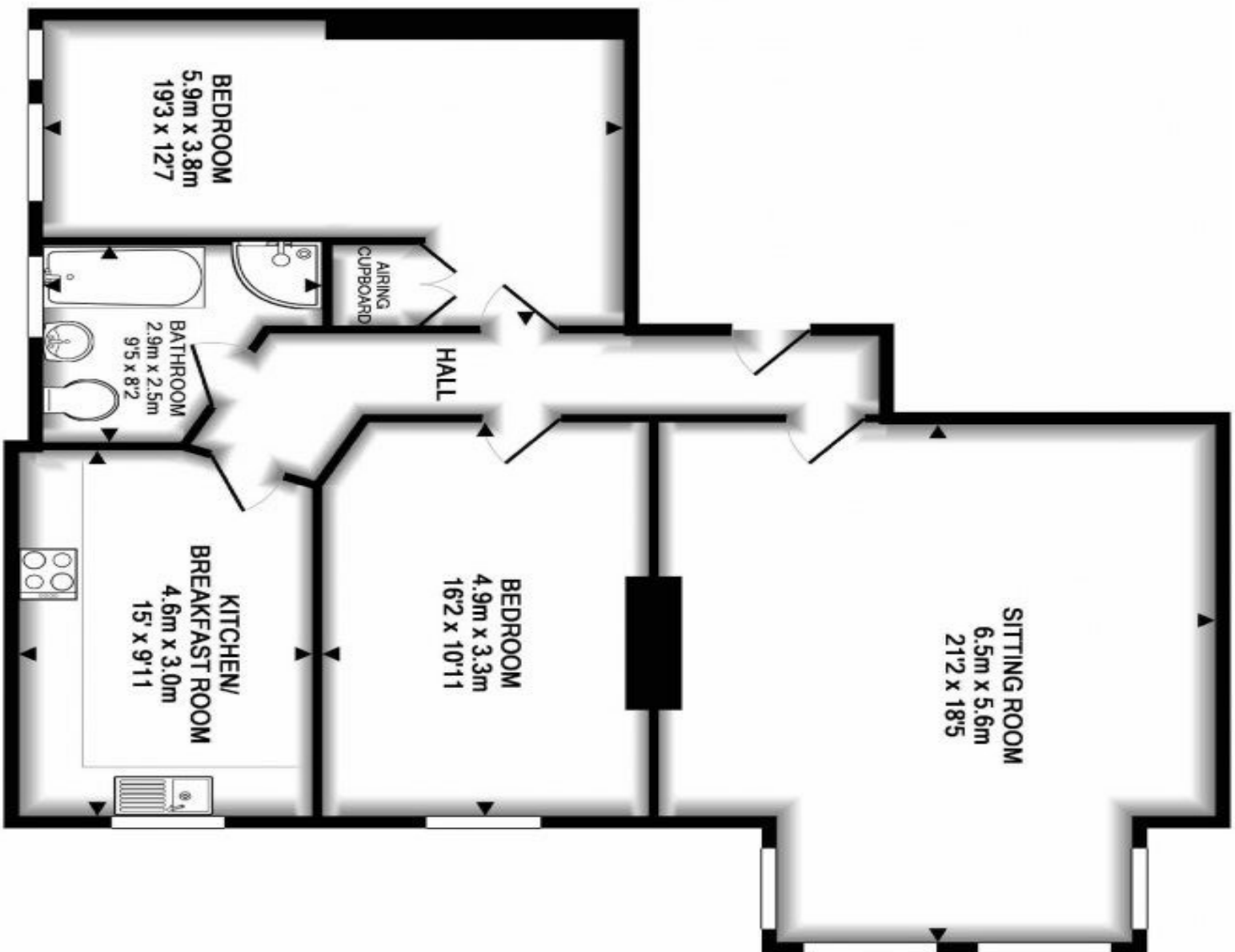


Very energy efficient - lower running costs

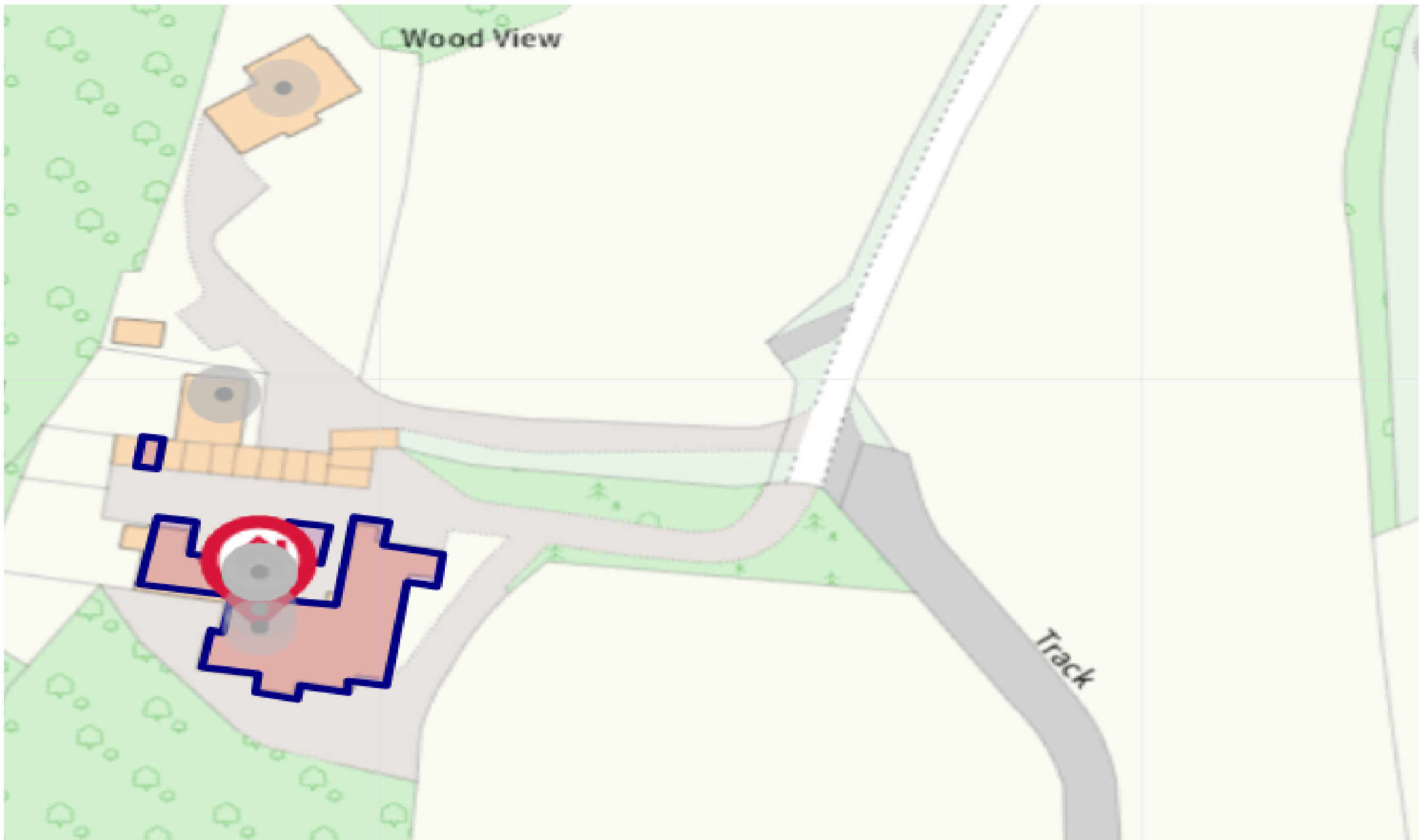
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Not energy efficient - higher running costs

Current	Potential
54	82







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A what3words address to help you find this specific location: [///knitted.emulated.sporting](https://www.what3words.com/#!/knitted.emulated.sporting)