



SAMUEL WOOD

Minlha Affcot, Church Stretton, SY6 6RL
Offers In The Region Of £500,000



Minlha

Affcot, Church Stretton, SY6 6RL



- Superb Dual Family Accomodation
- Large Living Spaces in both accomodation
- Fantastic Views towards Church Stretton
- Great Garaging Space for a Home Business
- EPC Band C for the Main Home and E for Annexe
- 3 Bedroomed Semi Detached PLUS a 2 Bedroomed Detached Annexe
- Fully refurbished and ready to move into
- Convenient Location between Craven Arms and Church Stretton
- Rental Potential from the Annexe or Semi Detached Home

Samuel Wood are pleased to present in the charming village of Affcot, Church Stretton, Minlha. This remarkable semi-detached house that offers a unique opportunity for dual family living. Spanning an impressive 2,445 square feet altogether, the property features a delightful three-bedroom home alongside a two-bedroom detached annexe, making it an ideal choice for those seeking space and versatility.

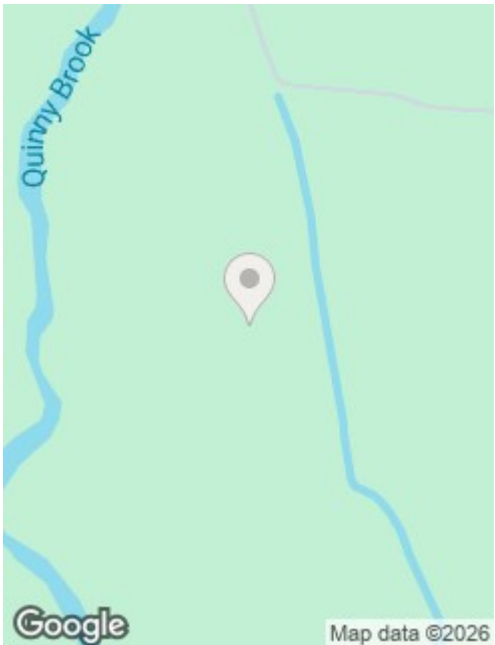
You have two entrances to the main home, one via a porch that leads to the living room, or through the utility to the rear of the property which leads to a convenient downstairs shower room. The heart of the home is a spacious kitchen, complemented by a separate dining area and through living room with a lovely feature fireplace and wood burning stove, perfect for entertaining or family gatherings. Upstairs, you will find three well-proportioned bedrooms, including a main bedroom with its own shower ensuite, along with a family bathroom to cater to the needs of the household.

The detached annexe is equally impressive, boasting upside-down living arrangements that maximise the stunning elevated views towards Church Stretton. The ground floor comprises two generous double bedrooms, one of which also features an ensuite shower, alongside a family bathroom. Ascend to the upper level to discover a fantastic open-plan living, dining, and kitchen space, ideal for relaxation and socialising. A utility Room and additional W.C. have been thoughtfully added to cater for your every need.

Set back from the main road behind double gates, this property ensures privacy and practicality. With ample parking for up to seven vehicles, it is perfect for families or those who enjoy hosting guests. The tandem garage is perfect for hobbyists, a business from home or just for tinkering, it is a great useful space that could be used for further accommodation subject to the necessary permissions if needed. This recently renovated home, rich in character and modern upgrades, is not to be missed. Whether you are looking for a spacious family home or a property that accommodates extended family, this dual home deal is a rare find in a picturesque setting. Please do not wait to arrange your viewing of this fantastic versatile home.







Directions

Please use the what3words app to locate the property using the following: [///neat.reverses.piano](https://www.what3words.com/#!/neat.reverses.piano)

Services: We understand that the property has Gas fired central heating to the main house, Electric heating to the Annexe, mains electric, mains water, private drainage via. septic tank shared between both properties.

Broadband Speed: Basic 9 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

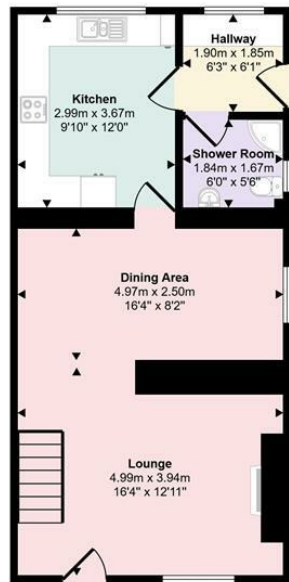
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

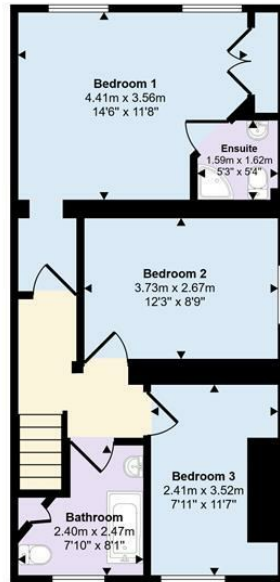




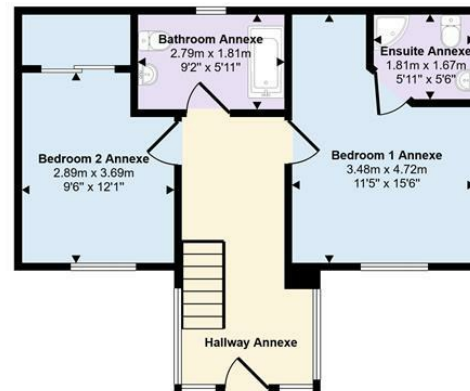
Approx Gross Internal Area
227 sq m / 2445 sq ft



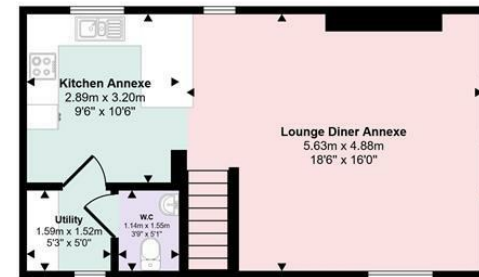
Ground Floor
Approx 54 sq m / 576 sq ft



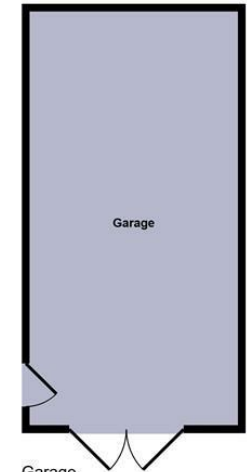
First Floor
Approx 53 sq m / 575 sq ft



Annexe Ground Floor
Approx 47 sq m / 503 sq ft



Annexe First Floor
Approx 42 sq m / 455 sq ft



Garage
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. 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. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which 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. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
Tel: 01588 672728 | cravenarms@samuelwood.co.uk