



SAMUEL WOOD



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8 Stretton Farm Road, Church Stretton, Shropshire, SY6 6DX

Offers In The Region Of £350,000



No. 8 Stretton Farm Road is a well maintained property offering delightful views of the surrounding hills, yet a convenient short walk to the Church Stretton Town amenities. Church Stretton lies amidst the South Shropshire Hills, midway between Shrewsbury and Ludlow on the A49 road. It is a popular market town with schools, a leisure centre and a full range of shops including a busy weekly food market. It is a centre for outdoor activities with hill walking, cycling, riding, golf, gliding and sports clubs as well as numerous other clubs and societies catering for all ages and interests. The town boasts a mainline railway station, Telford lies within easy commuting distance where the M54 gives easy access to the West Midlands and Birmingham. EPC Rating D. NO ONWARD CHAIN

- Very popular cul-de-sac location
- Close to Town Centre
- 2 Bedrooms
- Views of the surrounding hills
- Large conservatory
- Double glazing
- Garage & garden
- Off-road parking

An attractive 2 bedrommed detached bungalow in a desirable position, a short level walk from Church Stretton town centre. The accommodation briefly comprises of Living Room / Dining Room, Kitchen, Conservatory, Two Bedrooms and Family Shower Room. Garage and Pretty Gardens with views to the surrounding hills.

#### Entrance Porch

Accessed from the driveway, through a UPVC double glazed door with faux leaded glass windows, of white uPVC construction with windows around with privacy glass, laminate flooring, a polycarbonate roof and uPVC entrance door to

#### Reception Hallway

A good sized hallway with laminate flooring, doors leading to Bedrooms, Shower Room, airing cupboard and Living/Dining Room. A door leads to

#### Bedroom One 9'3" x 8'8" (2.83 x 2.65)

With dual windows over side and front aspects, radiator, ceiling coving and centre ceiling light.

#### Bedroom Two 10'11" x 7'11" (3.35 x 2.42)

Having two built-in wardrobes with dressing table, centre light, radiator and double glazed bow window overlooking the front aspect.

#### Living Room/Dining Room 20'2" x 10'11" (6.17 x 3.33)

Through a timber/glazed internal door to this spacious open-plan living / dining room, with laminate flooring, feature fireplace with gas fire, centre ceiling lights, ceiling coving and radiator. With a central skylight to living room and an opening to dining room, a door leads to

#### Kitchen 8'9" x 8'8" (2.69 x 2.65)

Nicely fitted with range of wall and floor units and heat resistant work surfaces. An oval shaped sink unit with mixer tap, space for a four ring cooker with light above and space for fridge freezer. Wall mounted heated towel rail, double glazed window overlooking the side aspect and further window to conservatory. With tiled flooring, an extractor fan, tiled splashbacks and centre ceiling light.

#### Conservatory 19'4" x 11'11" (5.91 x 3.64)

This wonderfully spacious and light conservatory has tiled flooring with underfloor heating, two sets of French doors opening onto patio and double glazed windows with ceiling skylights.

#### Garage 17'1" x 11'6" (5.21 x 3.53)

Access via a uPVC double glazed door with electric roller door, the garage has both light and power points.

#### Outside

The bungalow is situated near the entrance of a small cul-de-sac and has a tarmac drive offering parking which leads to the garage, a wide pathway leads to the front entrance door. The front garden is principally to lawn with hedge border. There is a pathway leading around the side of the property to the garage, the rear garden is good sized, again laid principally to lawn with herbaceous borders and flower beds. A patio area abuts the property and steps with a handrail gently step down to provide access to the garden and garage. To the rear of the property there are uninterrupted views of the Shropshire countryside.

#### Services

We understand that the property has mains gas, electricity and water with mains drainage, telephone and broadband to BT regulations.

#### Local Authority

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

#### Council Tax

Band: C

#### Tenure

We understand that the tenure is Freehold.

#### Viewings

Contact the Craven Arms Office on Tel: 01588 672728, or Ludlow Office on Tel: 01584 875207

#### Out of Hours Enquiries

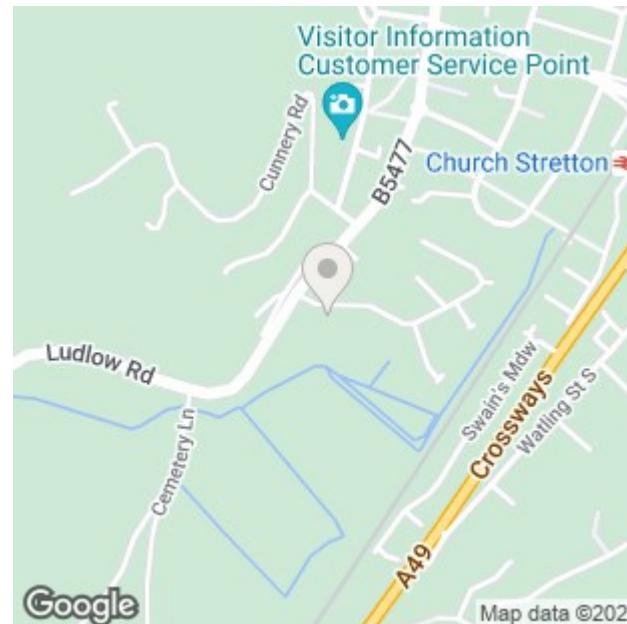
Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk

#### Referral Fees

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.

#### Mortgage Services

We offer a no obligation mortgage service through Q Financial Services. Please ask a member of our team for further details.



## Floor Plans



**Floor Plan**

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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  
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