



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 Cross Bank, Church Stretton, SY6 6QZ**

**£240,000 Region**

To view this property please call us on **01743 236 800** Ref: C7586/WM/KQ

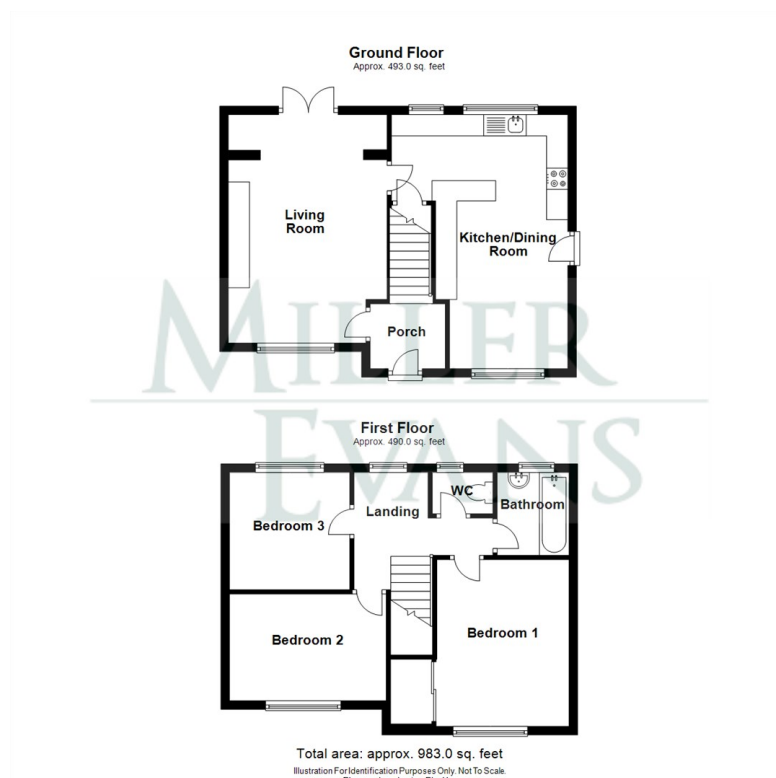
# A spacious three bedroom semi-detached family home in need of modernisation.

This spacious three bedroom semi-detached family home requires modernisation and improvements and briefly comprises; entrance porch, living room, kitchen/dining room, three bedrooms, bathroom, separate wc. Parking for two cars. Spacious rear garden. The property benefits from gas fired central heating.

The property occupies a pleasant position with outlooks over the surrounding Stretton Hills, situated within walking distance of Church Stretton town centre with its wide range of thoroughfares, including bus and rail services, primary and secondary schools, co-op supermarket and a range of restaurants and cafes. The surrounding hills provide a wonderful opportunity for recreational pursuits.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### LIVING ROOM

17'8" x 12'3" (5.38m x 3.74m)

Window to the front

French doors to the rear garden

### KITCHEN / DINING ROOM

19'7" x 10'2" (5.98m x 3.11m)

Windows to the front and rear

Side access door

Range of wall and base units and breakfast bar

STAIRCASE rising to the FIRST FLOOR LANDING

### BEDROOM 1

12'11" x 6'7" (3.93m x 2.00m)

Built in wardrobes

### BEDROOM 2

8'3" x 12'1" (2.51m x 3.69m)

Store cupboard

### BEDROOM 3

9'1" x 9'3" (2.77m x 2.83m)

### BATHROOM

Panelled bath

Wash hand basin

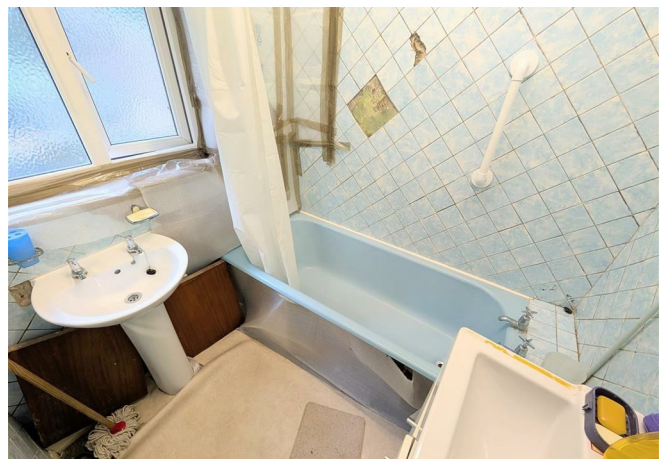
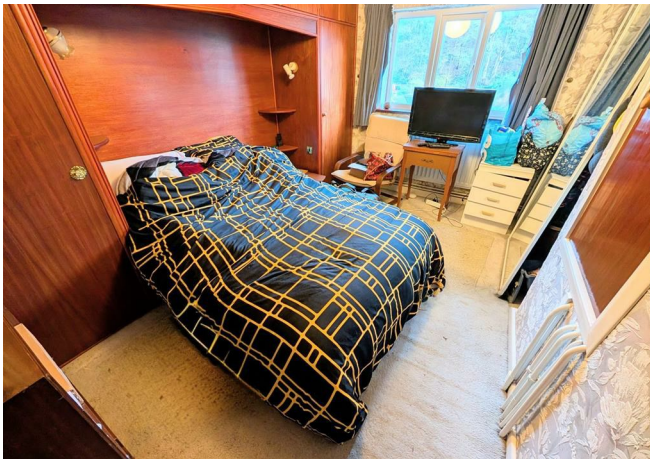
### SEPARATE WC

Window to rear

## OUTSIDE THE PROPERTY

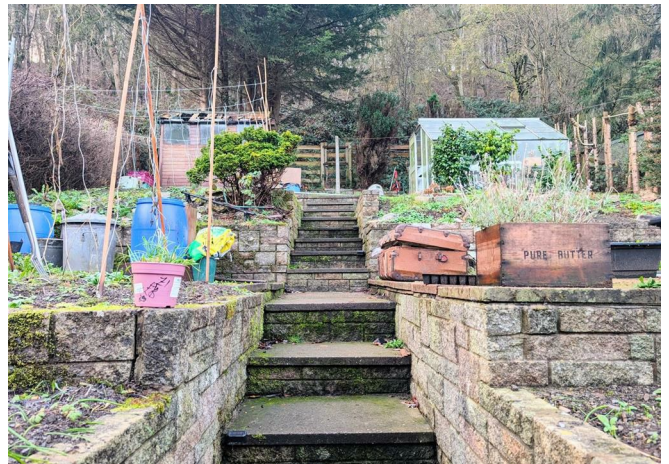
The property benefits from two parking spaces with concrete steps to the reception area, flanked by small lawn area with mature hedging.

Terraced rear garden laid to paved patio providing ideal seating area. Steps up to further paved area with shrub beds. The garden enjoys stunning view over the south Shropshire Hills.



## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton centre proceed out of the town going straight over the mini roundabout. Continue along the road where after a short distance the property will be found along Ludlow Road on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

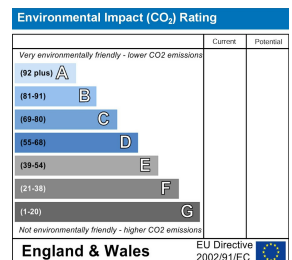
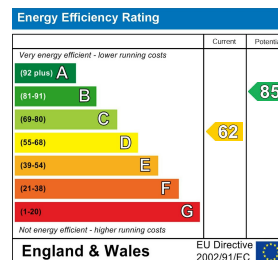
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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:



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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller BSc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones