



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

Woodend, Cunnery Road, Church Stretton, SY6 6AH

£275,000 Region

To view this property please call us on **01743 236 800** Ref: C7643/WM/KQ

# A charming and unique three bedroom detached family home.

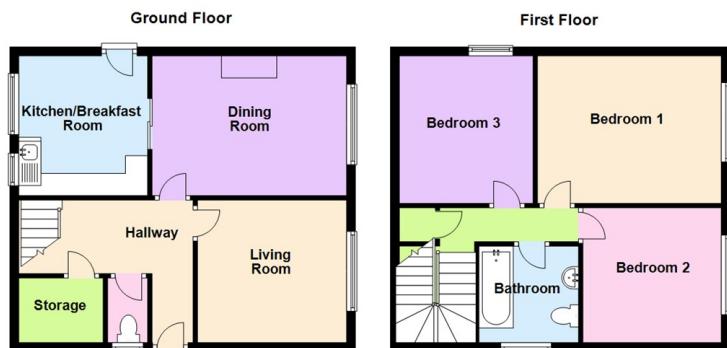


This charming and uniquely positioned three bedroom detached family home provides well planned accommodation briefly comprising; entrance hall, living room, dining room, breakfast kitchen, three bedrooms and bathroom. The property benefits from gas fired central heating and enjoys superb views over Church Stretton and towards the neighbouring hills.

This property occupies a superb position on the fringe of the picturesque market town of Church Stretton, nestled within the Shropshire Hills. Church Stretton is often referred to as Little Switzerland, due to its stunning landscape. Church Stretton offers a wide range of independent shops, cafes, public houses and schools.



## FLOOR PLANS



## INSIDE THE PROPERTY

### ENTRANCE HALL

Large store cupboard

### SEPARATE WC

WC

Window

### LIVING ROOM

10'6" x 11'0" (3.21m x 3.36m)

Large window enjoying picturesque views

Open fireplace

### DINING ROOM

10'4" x 14'5" (3.16m x 4.39m)

Large window to the fore with picturesque views

Fireplace

Sliding doors to:

### BREAKFAST KITCHEN

10'4" x 9'7" (3.16m x 2.91m)

Range of matching wall and base units

Two windows

Door to the side

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING

### BEDROOM 1

10'11" x 13'7" (3.33m x 4.14m)

Large window to the front

### BEDROOM 2

10'0" x 10'3" (3.04m x 3.12m)

Large window to the front

### BEDROOM 3

10'11" x 9'11" (3.33m x 3.02m)

Window to the side

### BATHROOM

Panelled bath

Wash hand basin, wc

Window to the side

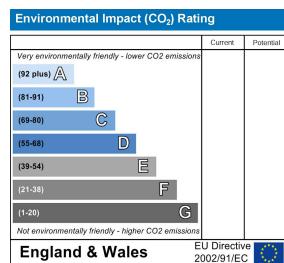
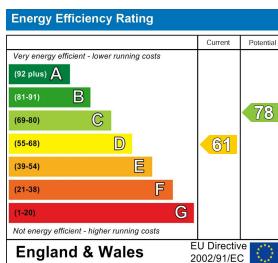
## OUTSIDE THE PROPERTY

The property is approached from Cunnery Road. Steps lead up to the property with floral borders on each side. There is a lovely seating area enjoying superb views. The stairs continue to the right hand side of the property where there is access to the kitchen. The property is enclosed by mature hedging.



# HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton, proceed along the B5477 Shrewsbury Road. After a short distance turn right onto Cunnery Road. The property will be found after a short distance on the left hand side.



## 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: D

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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