



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Little Garth, 1 Longhills Road, Church Stretton, SY6 6DS

£495,000 Region

To view this property please call us on **01743 236 800** Ref: C7369/GM/KQ

A spacious three bedroomed detached bungalow, requiring modernisation and improvement throughout, situated in this enviable and sought after location.

This spacious, three bedroom detached bungalow offers generous accommodation, requiring modernisation and improvement throughout and briefly comprises; kitchen/dining room, lounge, conservatory, study, utility room, rear porch, large store room, master bedroom with en suite shower room, second bedroom with en suite bathroom, 3rd bedroom. Double garage and parking. Garden and terrace with stunning views. The property benefits from double glazing and gas fired central heating. No upward chain.

The property boasts an enviable and highly sought after position within walking distance of Church Stretton, where there is an excellent range of amenities including a range of shops, cafe's and restaurants, co-op supermarket, rail and bus services, good schools, doctors, dentists and vets, whilst the surrounding hills provide wonderful opportunity for recreational pursuits. Church Stretton is also well situated for easy access to nearby larger towns including Shrewsbury, Telford and Ludlow.



INSIDE THE PROPERTY

KITCHEN / DINING ROOM

23'5" x 10'6" (7.13m x 3.21m)

Fitted with a range of matching wall and base units comprising of cupboards and drawers with worktops over and tiled splash

Space and plumbing for range of appliances

Tiled floor

Windows to the front and side

Door leading to:

L SHAPED HALLWAY

Built in store cupboard

CONSERVATORY

Ceiling spotlights

Door to rear garden

Windows boasting stunning views

LOUNGE

12'8" x 22'7" (3.85m x 6.88m)

French doors to rear garden

Window to the side and rear

Feature fireplace

STUDY

10'1" x 6'10" (3.07m x 2.08m)

Window to the side

BEDROOM 1

13'0" x 13'1" (3.95m x 3.98m)

Range of fitted wardrobes

Window to the front

EN SUITE SHOWER ROOM

White suite comprising;

Double width shower cubicle

Wash hand basin, wc

Bidet

Tiled floor and walls

Ceiling spotlights

BEDROOM 2

11'9" x 11'9" (3.59m x 3.59m)

Range of fitted wardrobes

Window to the side overlooking the courtyard

EN SUITE BATHROOM

White suite comprising;

Double width shower cubicle

Panelled bath

Wash hand basin, wc

Tiled floor and walls

Ceiling spotlights

BEDROOM 3

13'0" x 9'5" (3.95m x 2.88m)

Fitted double wardrobe

INNER HALLWAY

UTILITY ROOM

7'1" x 8'1" (2.17m x 2.47m)

Fitted units

Space and plumbing for white goods

Built in store cupboard housing the hot water cylinder

LARGE STORE ROOM

REAR PORCH

Fitted with a range of base units with worktops over

Space and plumbing for white goods

Door to rear courtyard

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Up and over door

Concrete floor

Power and lighting

Wall mounted gas fired central heating boiler

The property is divided from Longhills Road by dwarf brick walling, a paved pathway and well established shrubs.

To the side of the property is a private parking area, providing parking for one to two cars, which is enclosed by brick walling with a wrought iron pedestrian gate leading to the rear of the property, where there is a neatly kept garden providing stunning views towards the Stretton Hills. The garden comprises of a neatly kept lawn area, paved pathway and a raised paved terrace. A paved pathway leads around to the rear of the property to a brick paved courtyard with a timber garden shed with power and lighting, enclosed by brick walling.







FLOOR PLANS ...

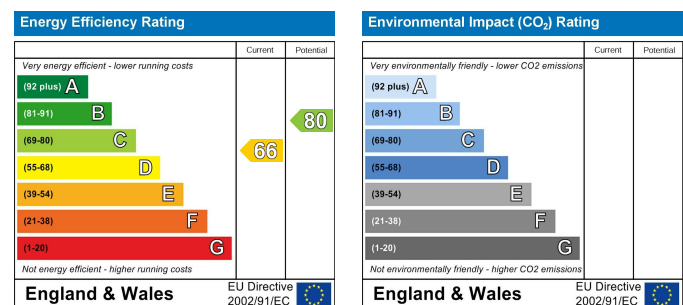


Total area: approx. 1902.4 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed along the High Street taking the first turning left onto Burway Road. Turn right onto Longhills Road, where the property will be found 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: F

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



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