



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Stretton Farm Road, Church Stretton, SY6 6DX

**Offers in the Region of
£350,000**

To view this property please call us on **01743 236 800** Ref: C7751/WM/KQ

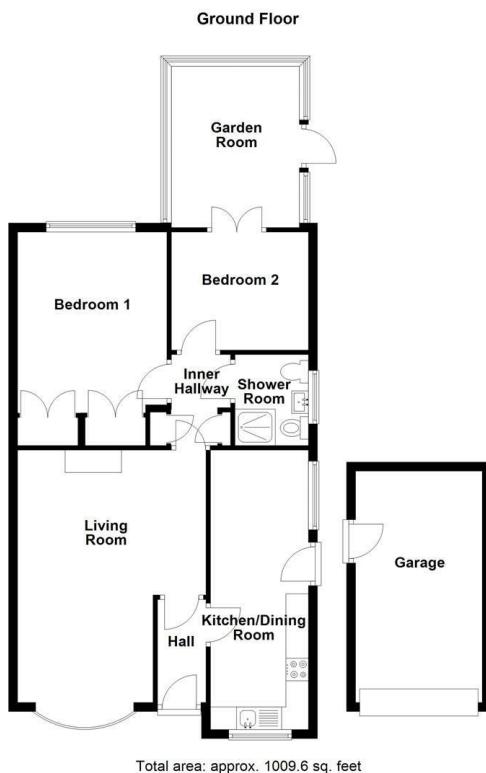
A much loved, two bedroom semi-detached bungalow residence, in a convenient location.

This two bedroom semi-detached bungalow offers versatile accommodation briefly comprising; entrance hall, living room, kitchen, conservatory, two bedrooms and shower room. Garage and parking. Enclosed rear garden enjoying far reaching views over adjoining hills. The property benefits from gas fired central heating.

The property occupies a convenient location on the fringe of Church Stretton, nestled within the Shropshire Hills. Church Stretton is often referred to as Little Switzerland, due to its stunning landscape, both charming mix of historic buildings, independent shops, cafes and traditional public houses. Church Stretton offers a wide range of surrounding hills for recreational pursuits.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

DINING KITCHEN

20'4" x 7'1" (6.20m x 2.17m)

Fitted with a range of matching wall and base units

Side access door

LIVING ROOM

18'4" x 13'9" (5.60m x 4.18m)

Large bow window to the front

Feature fireplace

INNER HALL

Two store cupboards

BEDROOM 1

15'7" x 10'10" (4.74m x 3.31m)

Built in wardrobes

BEDROOM 2

8'7" x 10'0" (2.62m x 3.04m)

SHOWER ROOM

Shower cubicle

Wash hand basin, wc, bidet

GARDEN ROOM

Panoramic views of the garden and the South Shropshire hills in the distance.

Door to garden

OUTSIDE THE PROPERTY

GARAGE

The property is approached over a spacious driveway providing parking and access to the garage, flanked by a neatly kept front garden laid to lawn with well stocked floral and shrubbery borders.

Gated access to an enclosed REAR GARDEN laid to lawn with well stocked shrub beds and borders, large paved patio area providing ideal entertaining space and enjoying far reaching views over the surrounding South Shropshire Hills.



HOW TO FIND THIS PROPERTY

When approaching from Church Stretton town centre, proceed south towards Ludlow Road. Proceed over the mini-island, taking the second left onto Stretton Farm Road, where the property will be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

FIND OUR PROPERTIES ON:



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Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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South Shropshire Sales Office
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Church Stretton SY6 6DA
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