



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Coach House, Barn Lane, Church Stretton, SY6 6EB**

**£175,000 Offers  
In The Region Of**

To view this property please call us on **01743 236 800** Ref: C7211/GM/AT

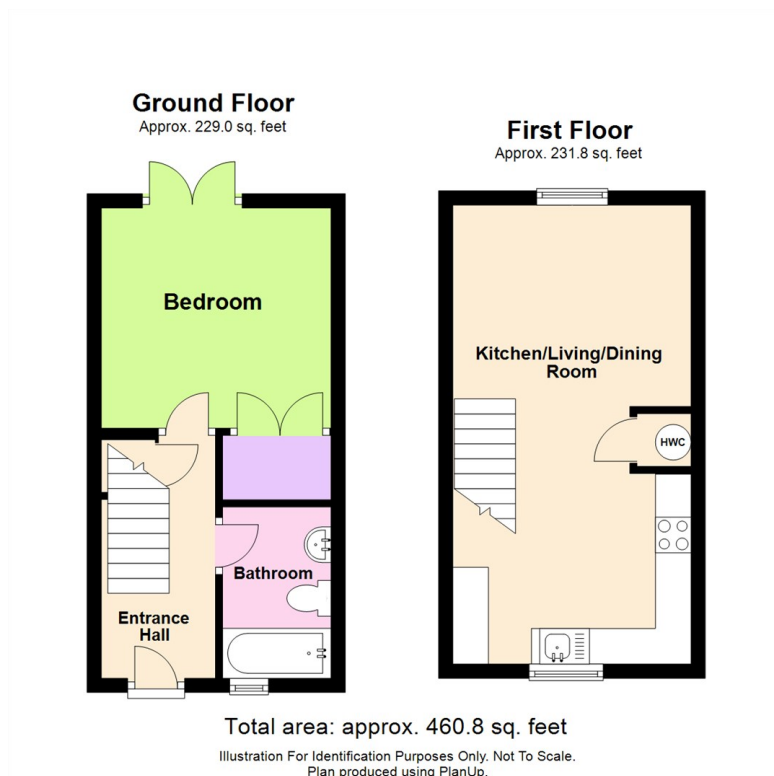
# An attractive and well presented, Grade II Listed, one bedroom former Coach House.

This attractive and well presented, Grade II Listed former Coach House provides beautifully presented accommodation which is arranged over 2 floors and briefly comprises: Entrance hall, double bedroom and bathroom to the ground floor, open plan kitchen/living/dining area to the first floor. The property has retained a wealth of its original character, including exposed beams and timbers and exposed stone walling. The property benefits from gas fired central heating and double glazing. Private rear courtyard. No upward chain.

This property is pleasantly situated down Barn Lane within the attractive part of the popular market town, and is located just off the main high street. Church Stretton lies amidst the South Shropshire hills and is 13 miles from Shrewsbury, 14 miles from Ludlow, whilst Much Wenlock and Telford are also easily accessible. The town itself provides a wide range of amenities including primary and secondary school, bus and rail services, Doctors, Dentists, a range of cafes, public houses and restaurants, local shops and a Co-op supermarket. The surrounding hills also provide wonderful opportunities for recreational pursuits.



## FLOOR PLANS





## INSIDE THE PROPERTY

### ENTRANCE HALL

Solid wood front door.  
Oak laminate flooring.  
Under stairs floor cupboard.  
Further store cupboards.

### DOUBLE BEDROOM

10'2" x 10'7" (3.09m x 3.22m)  
Oak effect laminate flooring.  
Exposed beams.  
Deep recessed wardrobes, also housing gas central heating boiler.  
French doors to rear courtyard.

### BATHROOM

White suite comprising panelled bath.  
Wash hand basin, WC.  
Tiled walls.  
Vinyl floor covering.  
Exposed beams

STAIRCASE rises from entrance hall to:

## OPEN PLAN KITCHEN/LIVING/DINING AREA

21'2" x 10'11" (6.44m x 3.34m)  
Kitchen area comprises of a range of pine units with cupboards and drawers and tiled worktops .  
Gas four ringed hob with oven beneath, space for fridge and washing machine.  
Tiled effect flooring.  
large cupboard housing hot water cylinder.  
Exposed beams.  
Living/Dining area comprises of fitted carpet.  
Large double glazed Velux to the rear.  
Exposed wall and ceiling beams.  
Ceiling hatch to loft space.

## OUTSIDE THE PROPERTY

Covered rear courtyard, fully paved for ease of maintenance.

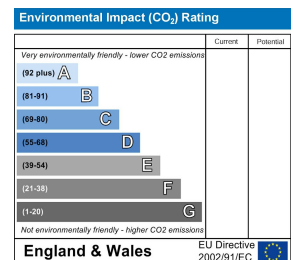
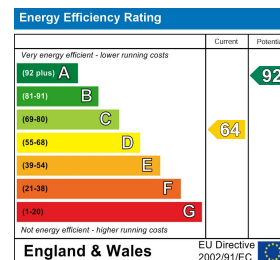


## HOW TO FIND THIS PROPERTY

If approaching from Shrewsbury, at the Traffic lights, turn right into Sandford Avenue and turn left into the High Street at the top of the rise. Barn Lane is on the left after about 100 metres, opposite the Market Place, the Coach House is then the first building on the left.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected. Council Tax A.

### 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

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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