



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**10 Chartwell Close, Church Stretton, SY6 6ES**

**Offers In The Region  
Of £375,000**

To view this property please call us on **01743 236 800** Ref: C7733/WM/KQ

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# A well presented three bedroom semi-detached family home.

This mature three bedroom semi-detached family home has been much loved and provides well proportioned accommodation briefly comprising; entrance hall, sitting room, dining room, kitchen, utility, cloakroom, conservatory, master bedroom with en suite shower room, two further bedrooms and bathroom. Garage and parking. Neatly kept rear garden. The property benefits from gas fired central heating.

The property is pleasantly situated on this popular cul-de-sac, within walking distance of Church Stretton town centre, with all its amenities including primary and secondary schools, supermarket, bus and rail services, shops, cafe's, restaurants, doctors, dentist and vets. The surrounding hills provide wonderful opportunity for recreational pursuits.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### SITTING ROOM

14'4" x 12'4" (4.37m x 3.76m)

Feature fireplace

Window to the front

Sliding doors to:

#### DINING ROOM

10'1" x 8'8" (3.07m x 2.64m)

Sliding door to Kitchen

Opening to:

#### CONSERVATORY

9'8" x 9'5" (2.95m x 2.87m)

Tiled floor

French doors to rear garden

#### KITCHEN

11'1" x 8'8" (3.38m x 2.64m)

Range of matching wall and base units

Integrated 'Whirlpool' four ring gas hob with cooker hood, a high level 'Bosch' electric double oven

Window to the rear

Door to:

#### UTILITY

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

Plumbing for white goods

Base units and work surface with inset Belfast sink unit

Door to garage

Door to garden

#### CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDING with access to roof space.

#### MASTER BEDROOM

14'1" x 9'8" (4.29m x 2.95m)

#### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

#### BEDROOM 2

12'1" x 11'8" (3.68m x 3.56m)

Built in wardrobe

#### BEDROOM 3

8'8" x 8'8" (2.64m x 2.64m)

#### BATHROOM

Panelled bath

Wash hand basin, wc

Window to the rear

## OUTSIDE THE PROPERTY

#### GARAGE

14'7" x 9'1" (4.45m x 2.77m)

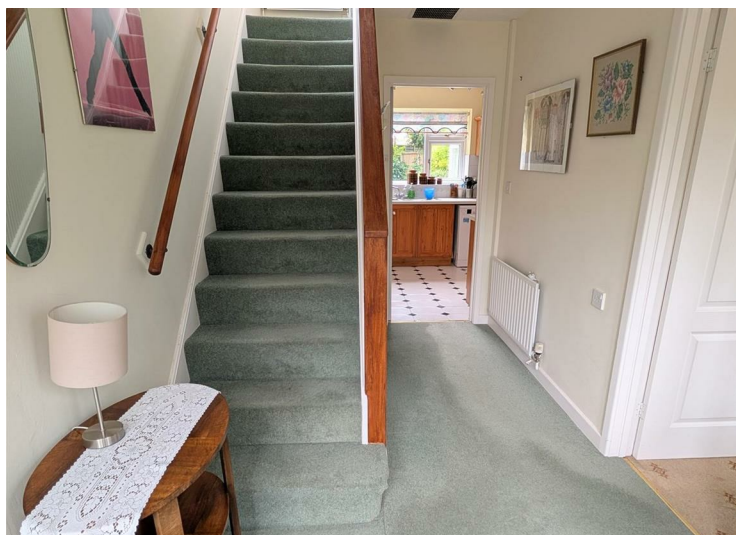
Up and over door

Power supply and lighting

Door to utility

The property is approached over tarmacadam driveway providing parking and access to the garage and reception area, flanked by hedging and well stocked shrub bed.

Side access to REAR GARDEN which is mainly laid to lawn with large decked area, providing ideal seating/entertaining area. Mature hedging, trees and floral beds. The garden is enclosed on all sides by wooden fencing.



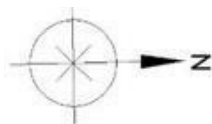






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## FLOOR PLANS ...



First Floor



Ground Floor

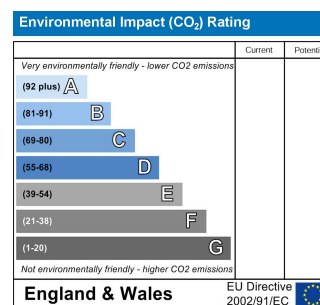
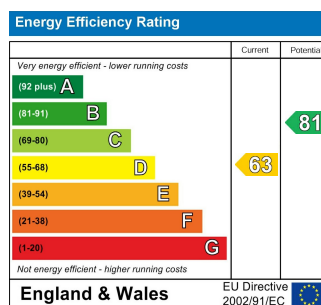
Total House Floor Area 117 Sq m (1258 Sq ft )

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## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed on the Shrewsbury Road towards All Stretton, taking the second right into Churchill Road. Take the third right onto Chartwell Close where the property will be found after a short distance.

## 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: 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



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