



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Bodbury, Carding Mill Valley, Church Stretton, SY6 6JG**

**£375,000 Region**

To view this property please call us on **01743 236 800** Ref: C7374/GM/KQ



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# Unique four bedroom semi-detached dormer bungalow residence.

This unique four bedroom semi-detached dormer bungalow offers versatile accommodation to include; entrance hall, sitting room/dining room, shower room, kitchen, side partly glazed porch/utility, two ground floor bedrooms, two first floor bedrooms and shower room. Well established gardens with superb open views and parking. The property benefits from oil fired central heating and double glazing.

The property is situated in an enviable position, in an area of outstanding natural beauty and well renowned Carding Mill Valley. There is direct access onto the Long Mynd and surrounding countryside and the property is also only half a mile from Church Stretton town centre where there are a wide range of amenities including a selection of shops, cafes, pubs and restaurants, good schools, a Co-op supermarket, doctors and dentists, rail and bus services. Church Stretton is also well placed for easy access to Shrewsbury, Ludlow, Craven Arms, Bishop's Castle and Telford.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### SITTING / DINING ROOM

21'8" x 13'6" (6.60m x 4.11m)

Window to the front with superb views of Carding Mill Valley

Feature ceiling arch

Door to:

#### SHOWER ROOM

Vinyl flooring

Shower unit

Wash hand basin, wc

Window

Oil fired Worcester boiler

Heated towel rail and extractor fan.

#### KITCHEN

17'10" x 7'10" (5.44m x 2.39m)

Wood effect vinyl flooring

Range of matching wall and base units with worktops over

Space for fridge, freezer and oven

Door to:

#### GLAZED PORCH / UTILITY

Space and plumbing for washing machine

Door to rear garden

#### BEDROOM 1

17'10" x 7'10" (5.44m x 2.39m)

Built in wardrobe

Two windows

#### BEDROOM 2

17'10" x 7'10" (5.44m x 2.39m)

Built in wardrobe

Window

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with access to eaves storage, skylight window

#### BEDROOM 3

13'9" x 9'8" (4.19m x 2.95m)

Built in wardrobe

Window

Vanity cupboard with wash hand basin

#### BEDROOM 4

10'6" x 9'8" (3.20m x 2.95m)

Built in wardrobe

Vanity cupboard with wash hand basin

Window

#### SHOWER ROOM

Vinyl flooring

Walk in shower unit

Wash hand basin, wc

Extractor fan and skylight

## OUTSIDE THE PROPERTY

The property is approached over a short drive leading off the valley road towards double entrance gates, providing parking to the front.

Well established gardens to the side and rear of the property with outstanding views over Carding Mill Valley.

#### AGENTS NOTE

This property is not currently connected to the national grid, although the vendor(s) do have a current quote of approximately £18,000 for this, should the new owner wish to become connected. We understand that a new oil heating tank is also required.

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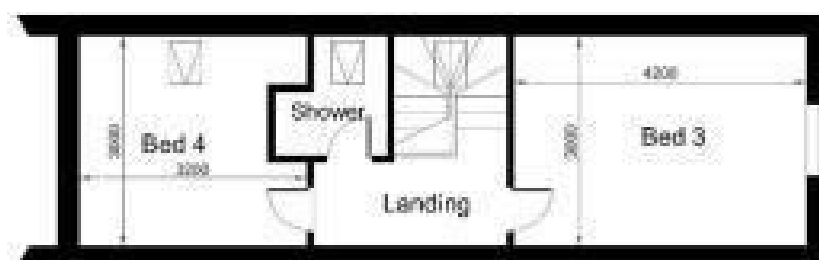
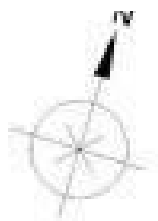








## FLOOR PLANS ...



First Floor



Ground Floor

Total Floor Area of House 126 Sq m (1355 Sq ft)

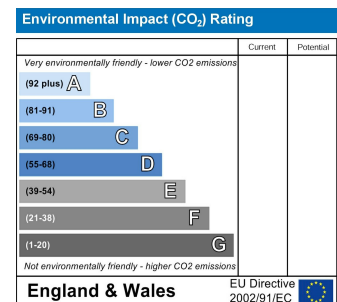
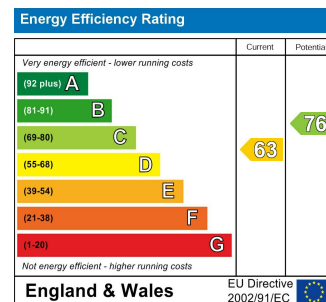
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Bodbury  
Cardingmill Valley  
Church Stretton  
SY6 6JG

## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed towards All Stretton. After a short distance, turn left towards Carding Mill Valley, proceed over the cattle grid and into the valley. The property will be found on the right hand side after a short hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage are connected. The property is not currently connected to the national grid. (See agents note)

### 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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