



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Woodbank Cottage, 220 Watling Street South,
Church Stretton, SY6 6PH**

£475,000 Region

To view this property please call us on **01743 236 800** Ref: C7618/WM/KQ

A spacious, unique five bedroom detached family home.

This spacious unique five bedroom detached family home provides well planned and well proportioned versatile accommodation briefly comprising; entrance porch, kitchen/breakfast room, snug, study, lounge/dining room, shower room, bedroom to the ground floor. Master bedroom with en suite shower room, three further bedrooms and family bathroom. Double garage and ample parking. Large well kept rear garden enjoying superb views over the surrounding hills. The property benefits from gas fired central heating and has planning permission for a nursery to be run from the property. This property could be split for multi generational families.

The property is conveniently placed within easy reach of Church Stretton town centre with all its amenities including the Co-op supermarket, bus and rail services and a range of cafe's, public houses, primary and secondary schools, doctors and dentists. The surrounding Stretton hills provide wonderful opportunity for recreational pursuits.



INSIDE THE PROPERTY

ENTRANCE PORCH

Door to rear garden

KITCHEN / BREAKFAST ROOM

15'3" x 11'0" (4.66m x 3.36m)

Range of matching wall and base units

Window to the rear

French doors to:

SNUG

11'1" x 14'10" (3.37m x 4.52m)

Bay window to the front

Feature fireplace

Window to the side

INNER HALL

Door to side of property

STUDY

10'11" x 7'6" (3.34m x 2.29m)

Window to the rear

LOUNGE / DINING ROOM

29'6" x 14'10" (8.98m x 4.52m)

Providing spacious living accommodation

Two bay windows to the front

French doors to the side of the property

BEDROOM 5

9'1" x 12'6" (2.76m x 3.82m)

Window to the rear

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising to FIRST FLOOR LANDING providing space for potential home office, large eaves store cupboards.

BEDROOM 1

13'11" x 14'2" (4.24m x 4.33m)

Window to the rear

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window

BEDROOM 2

8'0" x 10'10" (2.45m x 3.29m)

Built in store cupboard

Window

BEDROOM 3

11'1" x 7'3" (3.37m x 2.20m)

Window

BEDROOM 4

7'9" x 7'4" (2.35m x 2.23m)

Window

BATHROOM

Panelled bath with shower and shower screen

Wash hand basin, wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

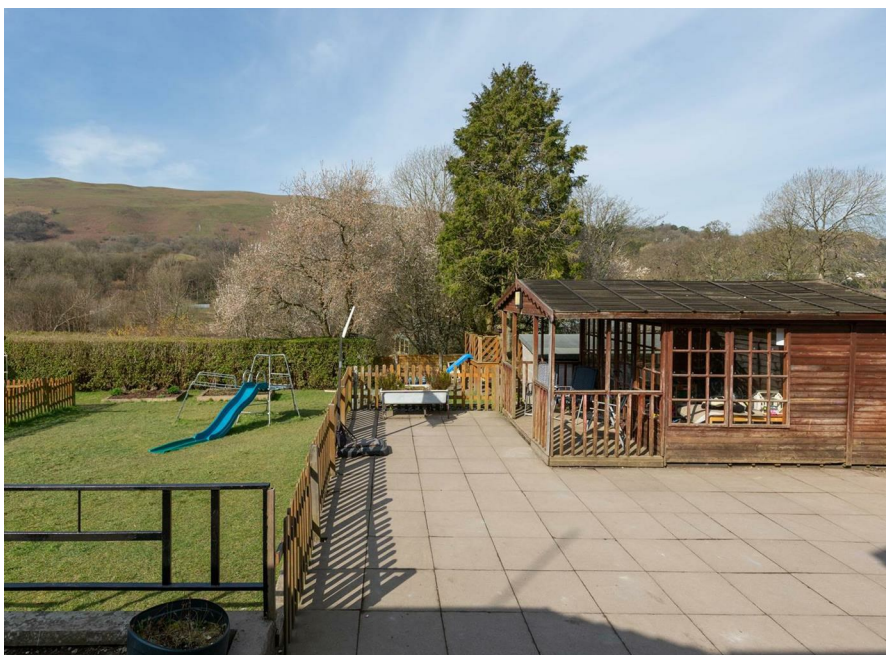
The property is divided from the road by a decorative dwarf wall and approached over driveway providing ample parking and giving access to the garage. Wooden gate to the side providing access to additional parking area.

Enclosed REAR GARDEN laid to lawn with large enclosed paved patio area and Summerhouse with electric supply and Sky cable, variety of specimen trees and shrubs and vegetable patch. The garden is enclosed by mature hedging and enjoys superb views over the surrounding hills.





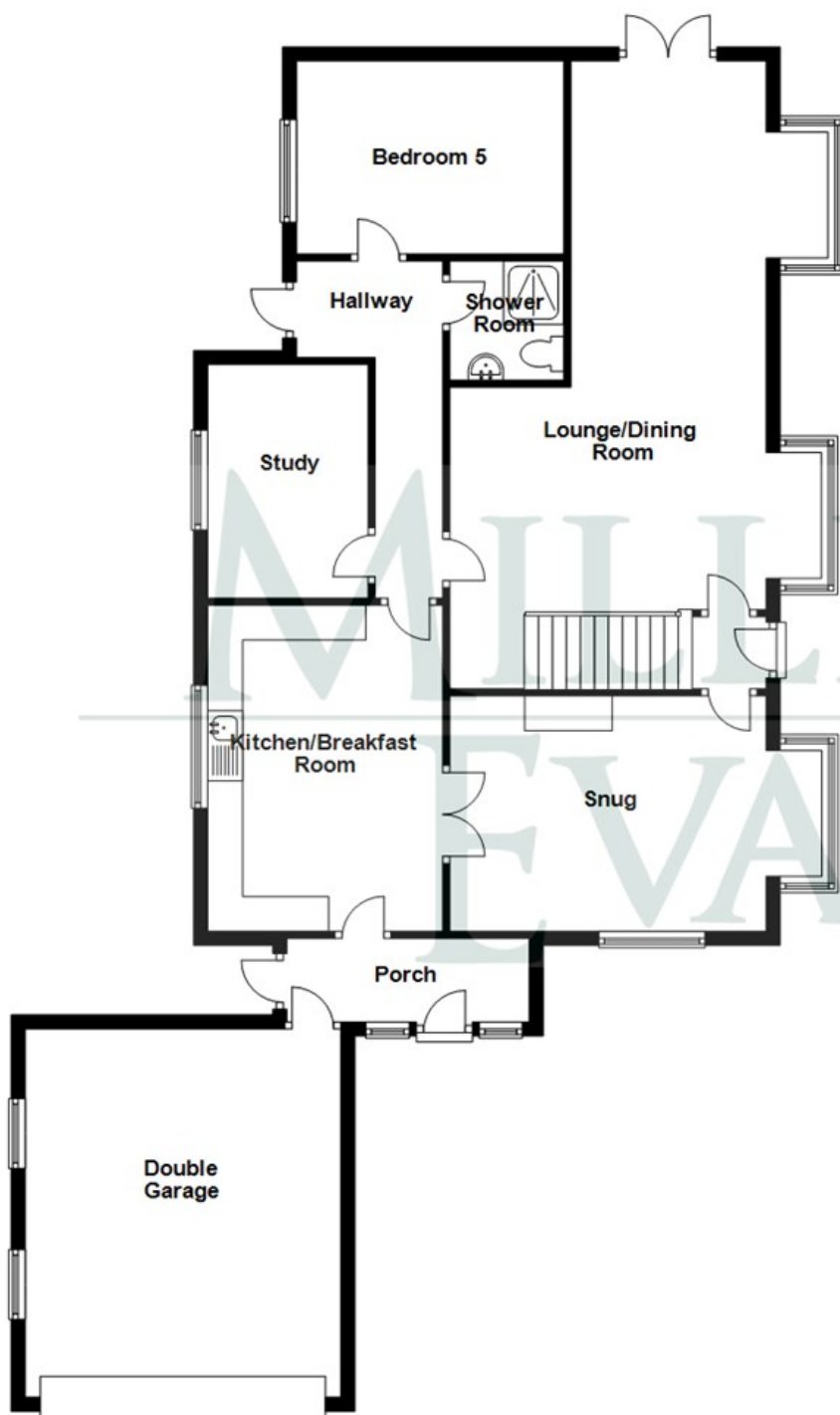




FLOOR PLANS ...

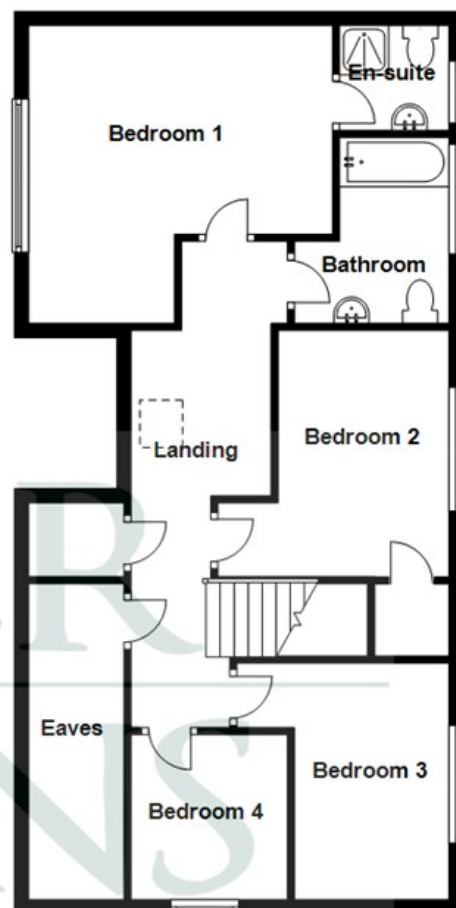
Ground Floor

Approx. 1339.0 sq. feet



First Floor

Approx. 761.2 sq. feet



Total area: approx. 2100.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

From the town centre of Church Stretton, at the main traffic lights, turn right onto A49 and follow Crossways. After a short distance, 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	
67	83
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.

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?

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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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