



**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

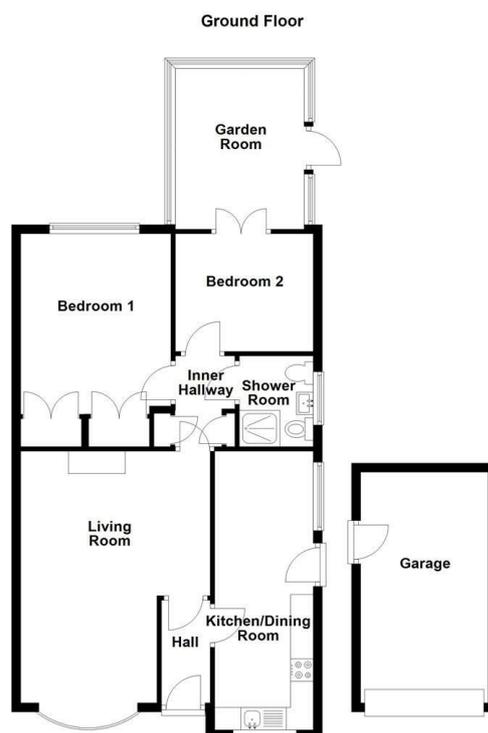
A much loved, two bedroom semi-detached bungalow residence, in a convenient location.

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



Total area: approx. 1009.6 sq. feet

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

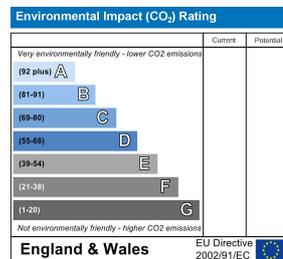
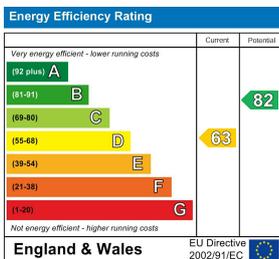
The property is approached over a spacious driveway providing parking and access to the garage, flanked by a neatly kept front garden laid to lawn with well stocked floral and shrubby borders.

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.



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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones