



Vine Cottage, 81 Shrewsbury Road, Church Stretton, SY6 6EY

Shrewsbury & Country House Sales

MILLER
EVANS



Vine Cottage, 81 Shrewsbury Road,
Church Stretton, SY6 6EY

£435,000

Freehold

- A particularly attractive and beautifully presented semi detached house.
- Boasting a range of Period features including wall and ceiling timbers
- Two reception rooms, kitchen and utility
- Ground floor shower room
- Three bedrooms and bathroom
- Detached double garage and parking
- Well stocked gardens
- Pleasant position in this sought after residential part of Church Stretton



This particularly attractive and beautifully presented, 3 bedrooomed, semi detached house provides well planned and well proportioned accommodation throughout and boasts a wealth of Period features including exposed wall and ceiling timbers. The accommodation briefly comprises : entrance porch, lounge, sitting room, kitchen/dining room, utility room, ground floor shower room, 3 bedrooms and principal bathroom to the first floor. Neatly kept front and rear gardens. Detached double garage and parking for up to 2 vehicles. The property also benefits from gas-fired central heating.

This property occupies a particularly pleasant position in this sought after residential part of Church Stretton and boasts beautiful views to the fore and is within walking distance of Church Stretton and all its amenities which include Primary and Secondary School, Rail and Bus Services, Co-op Supermarket, range of shops, cafes and restaurants, whilst the towns of Shrewsbury, Ludlow, Much Wenlock and Bishop's Castle are also within easy commuting distance.







ENTRANCE PORCH

LOUNGE

14'5" x 14'3"

Feature fireplace with log burner

Window to the front with stunning views over countryside and towards the Stretton Hills.

SITTING ROOM

14'5" x 14'9"

Feature fireplace with gas fire

Window to the front with stunning views.

KITCHEN/DINING ROOM

9'1" x 17'9"

Fully fitted with a range of matching wall and base units with a range of integrated appliances

French doors leading to the rear.

LOBBY with doors leading to :

UTILITY

5'10" x 4'8"



SHOWER ROOM

Shower cubicle, wash hand basin, wc

An ENCLOSED STAIRCASE rises from the lounge to the FIRST FLOOR LANDING

BEDROOM 1

10'2" x 14'11"

Range of fitted wardrobes and cupboards

Sink unit

BEDROOM 2

8'3" x 13'7"

Window to the front with a stunning outlook.

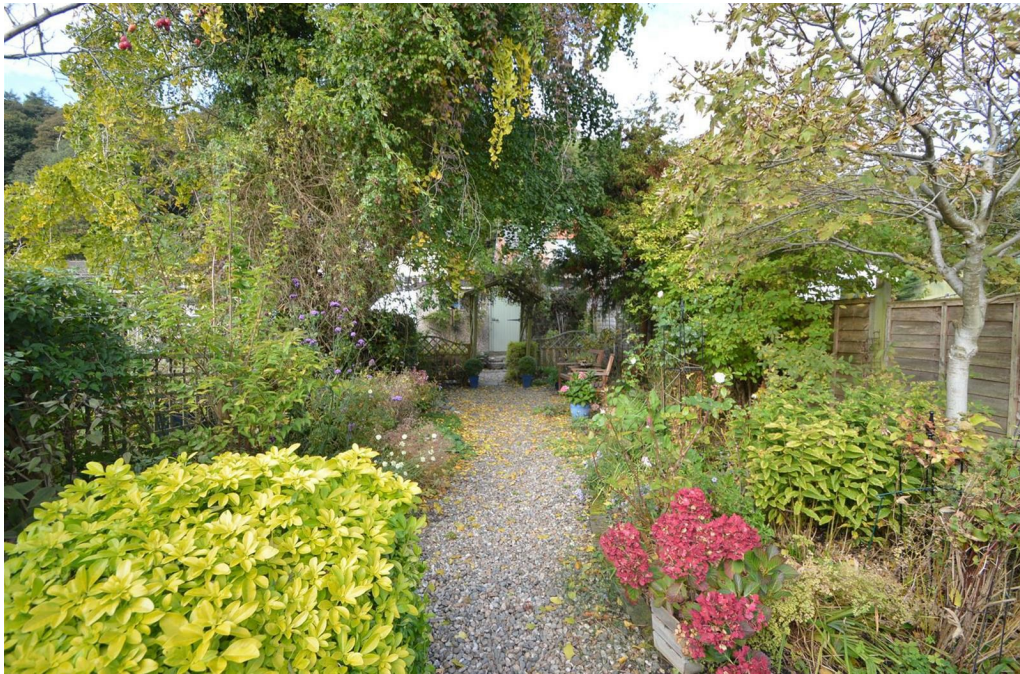
BEDROOM 3

6'9" x 10'10"

Window overlooking the rear garden.

BATHROOM

Panelled bath with shower over, wash hand basin, wc.



OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

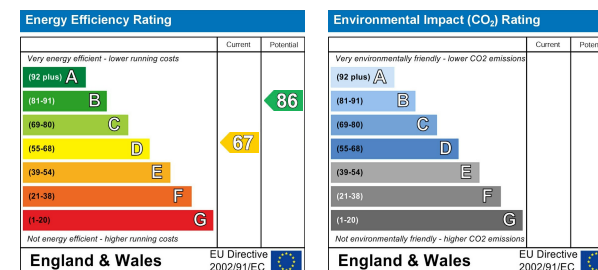
With twin up and over doors, concrete floor and lighting. Rear pedestrian service door which leads into the garden.

TO THE FRONT is a neatly kept garden, which is approached through a wrought-iron gate off the Shrewsbury Road and is laid to lawn with paved patio pathway leading to the formal reception area.

To the rear is an attractive GARDEN which includes a gravelled area with floral borders, patio seating area with ornamental shrubs. The garden offers a high degree of privacy and boasts a beautiful view of the surrounding Stretton Hills.

HOW TO GET THERE

When approaching from the office in Church Stretton proceed on the Shrewsbury Road towards All Stretton. Continue past the school where the property will then be found after a short distance on the left hand side.



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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

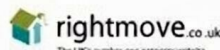
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

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

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

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans