



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**122 Watling Street South, Church Stretton,
SY6 7BH**

£299,500 Region

To view this property please call us on **01743 236 800** Ref: C7301/GM/KQ

A particularly attractive and individually designed, modern, four bedroom detached house.

This particularly attractive, individually designed, modern four bedroom detached house, provides well planned and well proportioned accommodation throughout, briefly comprising; entrance hall, cloakroom, open-plan kitchen/dining/living room, study/snug/5th bedroom. There is a master bedroom with en suite shower room, three further bedrooms and principal bathroom to the first floor. Attractive and low maintenance rear garden. Off road parking. The property benefits from gas fired central heating, recently replaced double glazed windows.

The property occupies a pleasant position in this popular residential part of Church Stretton. The property boasts a wonderful outlook to the rear and is within walking distance of Church Stretton and all its amenities, including; primary and secondary schools, co-op supermarket, bus and rail services, doctors, dentists and vets. A range of public houses, cafe's and restaurants, whilst the wonderful surrounding hills provide opportunity for recreational pursuits. Church Stretton is located approximately 15 miles south of Shrewsbury and is within easy reach of Ludlow, Bishops Castle, Much Wenlock and Telford.



INSIDE THE PROPERTY

ENTRANCE HALL

Laminate flooring
Large walk in store cupboard housing Worcester Bosch gas fired central heating boiler
Understairs cupboard

CLOAKROOM

Wash hand basin, wc
Laminate flooring
Wall mounted heated towel rail

OPEN PLAN KITCHEN / DINING / LIVING ROOM

11'5" x 23'4" (3.49m x 7.10m)
Fitted kitchen area with a range of matching wall and base units comprising of cupboards and drawers with wood effect worktops over
Tiled splash
Integrated electric oven with extractor hood over
Stainless steel sink unit
Further space and plumbing for white goods
Wood effect laminate flooring
Two sets of patio doors to rear garden
Wall mounted electric fire
Fitted cupboards with shelving above
Windows to the rear with a pleasant outlook towards the Stretton Hills.

STUDY / BEDROOM 5

7'8" x 10'4" (2.34m x 3.16m)
Window to the front

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'10" x 15'11" (3.30m x 4.84m)
Wood effect laminate flooring
Window to the rear with a pleasant outlook

EN SUITE SHOWER ROOM

Modern white suite comprising;
Tiled shower cubicle
Wall mounted wash hand basin, wc
Tiled floor and walls
Wall mounted heated towel rail

BEDROOM 2

7'10" x 10'5" (2.39m x 3.17m)
Window to the front

BEDROOM 3

7'5" x 10'5" (2.25m x 3.17m)
Window to the side

BEDROOM 4

7'9" x 7'5" (2.35m x 2.27m)
Window to the rear

BATHROOM

A well appointed modern white suite comprising;
Panelled bath with hand held shower attachment
Shower cubicle
His and Hers wash hand basins with waterfall taps, wc
Wood effect laminate flooring
Painted part wood panelled walls

OUTSIDE THE PROPERTY

The property is approached through a timber pedestrian gate and onto a paved forecourt providing access to the reception area. There is a private driveway to the side, with pedestrian access, again, through a timber gate.

There is an attractive and good sized REAR GARDEN laid to artificial grass for ease of maintenance with a pleasant outlook towards the Stretton Hills. The garden has two under-covered seating areas, one with a fitted bar, wooden playhouse, outside power and lighting, paved access to the front. The whole is enclosed on all sides by closely boarded wooden fencing.

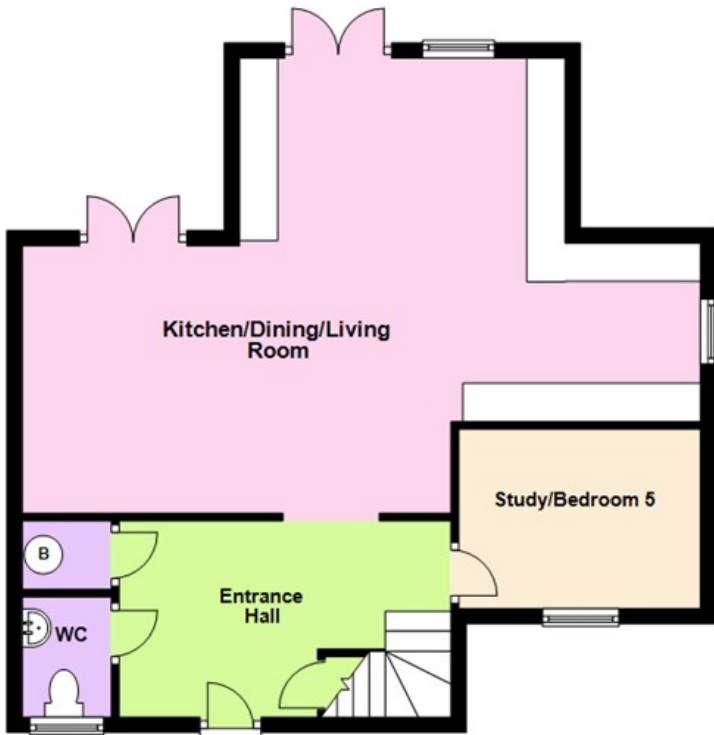






FLOOR PLANS ...

Ground Floor
Approx. 651.0 sq. feet



First Floor
Approx. 656.3 sq. feet



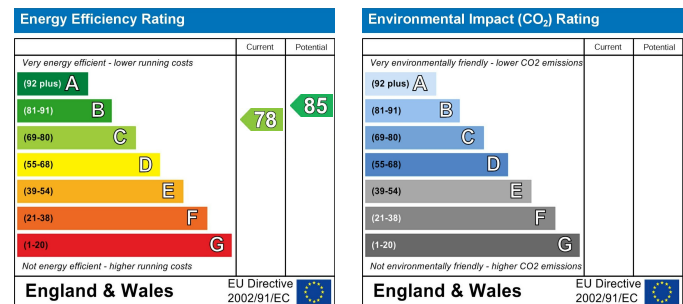
Total area: approx. 1307.3 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton, proceed down Sandford Avenue and straight over the A49 heading towards Much Wenlock. Take the first right onto Watling Street South. Proceed towards the end of the road, where the property will be found on the right hand side.

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

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

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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