



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Victoria Court, Cunnery Road, Church Stretton SY6 6AF**

**£230,000 Region**

To view this property please call us on **01743 236 800** Ref: C7202/GM/MU

# A beautifully presented, 2 bedroomed first floor apartment enjoying fine open views.

The property occupies a lovely first floor position in this converted former mansion standing at the top of Rectory Woods, enjoying beautiful views across the Stretton valley. The property which benefits from its own entrance provides spacious accommodation comprising; kitchen/breakfast room, lounge with a log burner, dining room, lovely landing area with a bay window boasting stunning views, a large hallway, 2 double bedrooms and a modern bathroom. The property also benefits from recently fitted UPVC double glazing, a new boiler, garage and oil fired central heating.

This apartment is situated in a beautiful position and boasts stunning views to the rear and provides the opportunity for lovely walks on the Stretton hills literally from the doorstep. Church Stretton is approximately 12 miles south of Shrewsbury and has excellent local amenities, including, shops, schools, public houses and restaurants, rail and bus services, doctors and dentists and a Co-op supermarket. Ludlow, Much Wenlock and Bishops Castle are easily accessible.



## FLOOR PLANS





## INSIDE THE PROPERTY

### ENTRANCE HALL

Entrance door with flight of steps rising to first floor.

### LOUNGE

16'0" x 11'5" (4.87m x 3.49m)

Oak and stone fireplace inset with a cast iron log burner

Window overlooking courtyard

Cupboard housing oil fired central heating boiler

### DINING ROOM

16'0" x 9'6" (4.87m x 2.90m)

Wall mounted electric heater

Windows to front and rear with beautiful views

Built in Cupboard

### KITCHEN/BREAKFAST ROOM

12'1" x 12'10" (3.68m x 3.90m)

Fitted with a range of wall and floor units with beech work surfaces

4 ring induction hob with built in oven below and extractor fan

Tiled walls

Rear windows with delightful views.

Washing machine and dishwasher also included.

### INNER HALLWAY

### BEDROOM 1

13'1" x 10'7" (3.99m x 3.23m)

Windows to the front and side, with lovely views

Built in wardrobe

Cast iron feature Fireplace

### BEDROOM 2

9'6" x 14'1" (2.89m x 4.29m)

Window to the side.

Range of wardrobes included.

### BATHROOM

Panelled bath with shower over

Wash hand basin, wc.

Heated towel rail.

Window to the side.

Tiled walls

## OUTSIDE THE PROPERTY

**GARAGE** - Currently used as a Store Room housing oil storage tank, light and power points.

There are COMMUNAL GARDENS and an allocated parking space as well as guest parking areas.

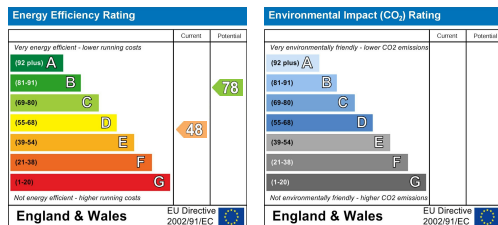


## HOW TO FIND THIS PROPERTY

From the traffic lights on the A49, turn right onto Sandford Avenue and continue to the junction. Turn left onto the High Street and continue over the mini island onto Ludlow Road. Just past the United Reform Church on the left turn right onto Cunneen Road. Follow to the road to the top, passing the entrance to Rectory Woods and Victoria Court is located at the end.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

### TENURE

We are advised that this property is Leasehold - Share of 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



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