



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Oaks Road, Church Stretton, SY6 7AX

£530,000 Region

To view this property please call us on **01743 236 800** Ref: C7611/WM/KQ

Well appointed and immaculately presented, three bedroom, detached bungalow residence.

An immaculately presented, much improved, three bedroom detached bungalow residence offering spacious accommodation briefly comprising; entrance porch, entrance hall, sitting room, dining room, kitchen, utility, conservatory, three bedrooms and bathroom. Garage and parking. Landscaped garden enjoying superb views over the surrounding hills. The property benefits from gas fired central heating and double glazing.

This property is pleasantly situated on this popular and well established residential area of Church Stretton, boasting stunning views of the surrounding Stretton Hills and is within walking distance of the nearby town centre where there is an excellent range of amenities including Primary and Secondary School, Rail and Bus Services, the Co-Op Supermarket, range of cafes, restaurants and local shops, Doctors, Dentists and the surrounding hills provide wonderful opportunities for recreational pursuits. The nearby large towns of Shrewsbury, Ludlow and Telford are also easily accessible.



INSIDE THE PROPERTY

ENTRANCE PORCH

Quarry tiled floor

ENTRANCE HALL

Tiled floor

Access via loft ladder to roof space with light.

SITTING ROOM

15'7" x 11'4" (4.75m x 3.45m)

Recessed featured log effect gas fire

Large window to the front

DINING ROOM

12'1" x 9'8" (3.68m x 2.95m)

Wood boarded floor

Double doors to:

CONSERVATORY

18'7" x 7'8" (5.66m x 2.34m)

Fitted carpet

Double doors to rear garden

KITCHEN

12'1" x 8'8" (3.68m x 2.64m)

Vinyl flooring

Range of matching wall and base units

Space for appliances

Door to:

ENCLOSED PASSAGEWAY

Doors to front and rear of the property

Door to conservatory

Door to garage

UTILITY

Vinyl flooring

Wall and base units with inset sink unit

Space for appliances

BEDROOM 1

11'8" x 11'8" (3.56m x 3.56m)

Wardrobe with sliding doors

BEDROOM 2

11'8" x 8'5" (3.56m x 2.57m)

Wardrobe with sliding mirror fronted doors

BEDROOM 3

11'8" x 7'5" (3.56m x 2.26m)

Currently used as a study

Window to the front

BATHROOM

Vinyl flooring

Shower cubicle

Panelled bath

Wash hand basin, wc

Fitted pine faced cupboards

OUTSIDE THE PROPERTY

GARAGE

23'9" x 8'2" (7.24m x 2.49m)

Long garage with electric remote garage door

Power and lighting

Side door to passageway

The property is divided from the road by dwarf brick wall with pillared 'in and out' driveway providing ample parking and access to the garage and reception area. Front garden laid to small lawned area with a wealth of mature shrub beds and borders.

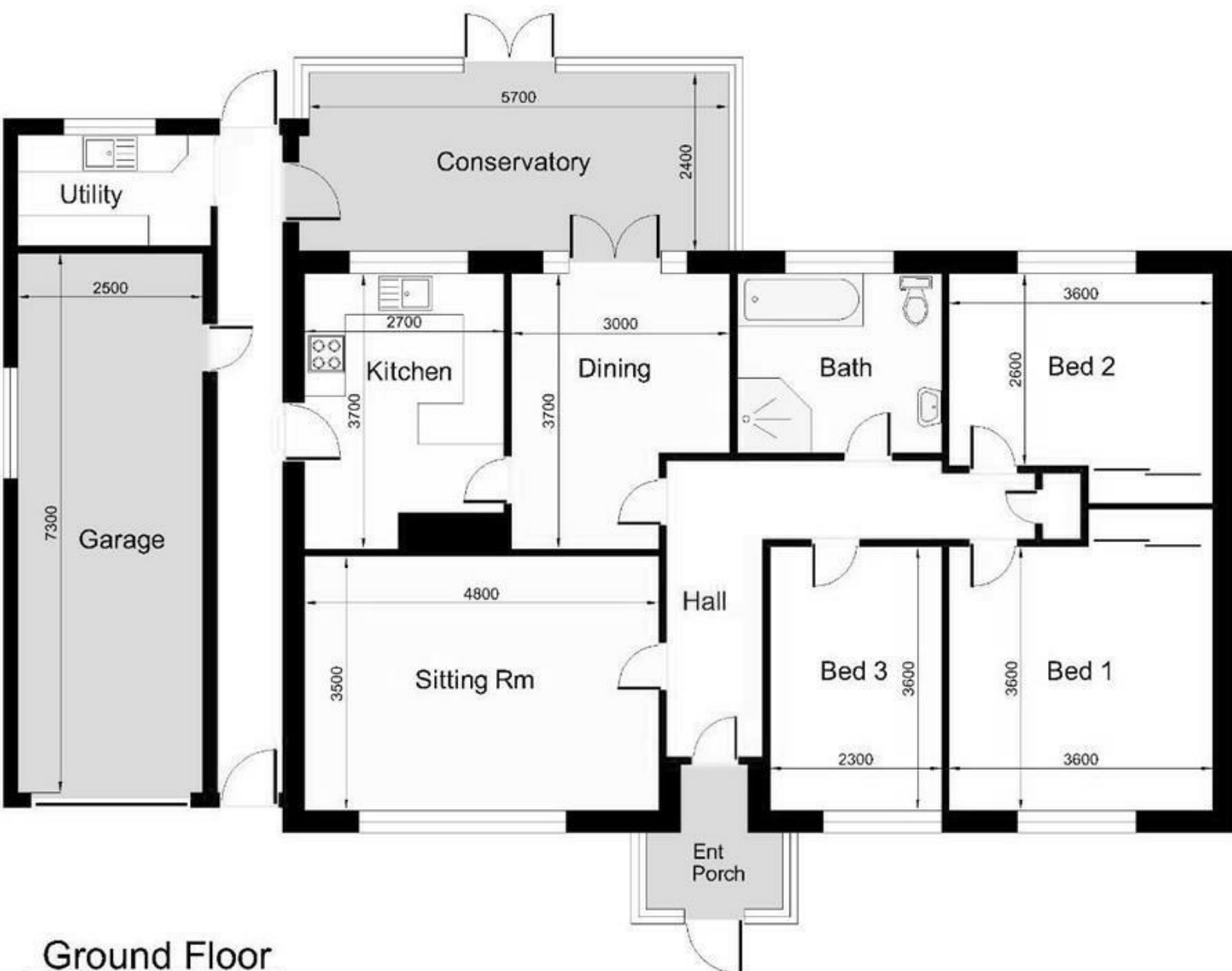
Landscaped REAR GARDEN laid to lawn with large paved patio area providing ideal seating space with Pergola, raised beds and a range of shrub beds and borders. Summerhouse. Garden store shed. The garden enjoys superb views towards the Stretton Hills.







FLOOR PLANS ...



9 Oaks Rd
Church Stretton
SY6 7AX

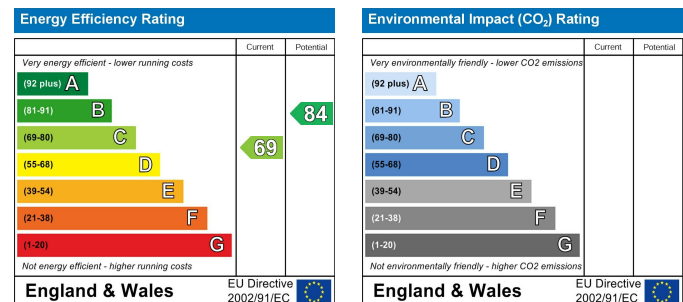
Total Floor Area of House 140 Sq m (1505 ft)

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HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton proceed over the A49 onto Sandford Avenue, taking the first left onto Watling Street North, follow the road around onto Helmeth Road, before taking the first left onto Oaks Road. Follow the road for a short distance where the property is found.

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

Council Tax Band: E

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)

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