



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Nettledene, Little Stretton, Church Stretton, SY6 6RD

**Offers In The Region
Of £399,950**

To view this property please call us on **01743 236 800** Ref: C7725/WM/lrd

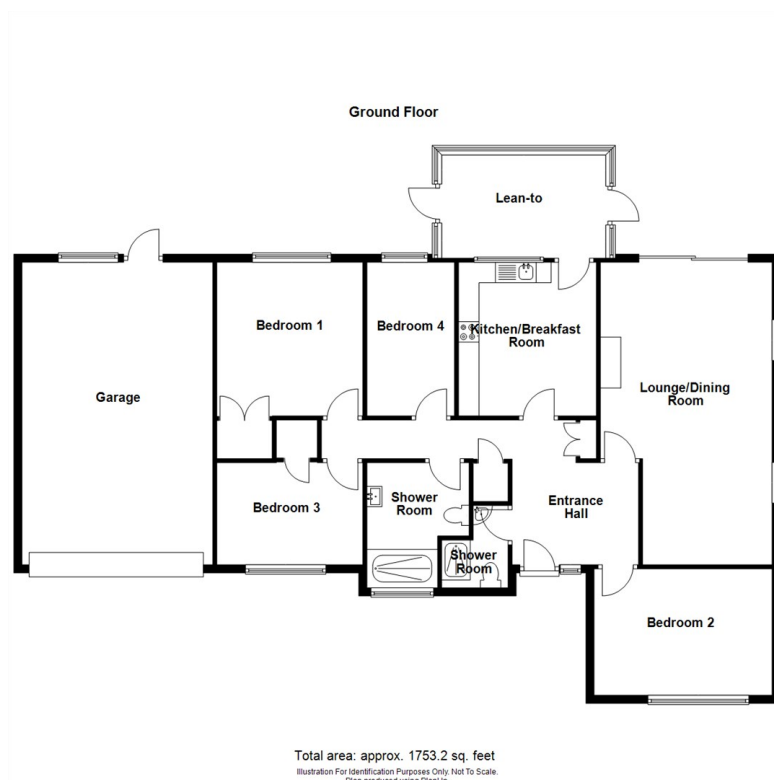
A spacious, four bedroom, detached bungalow, with stunning views, in need of some modernisation.

This 4 bedroom, detached bungalow, in need of some modernisation, provides spacious and well proportioned accommodation throughout. Briefly comprising: entrance hall, lounge/dining room, kitchen/breakfast room, lean-to, four bedrooms, two shower rooms, large garage, spacious plot and fantastic country side views. The property also benefits from oil-fired central heating.

The property boasts delightful views over the adjoining countryside and surrounding Stretton Hills and occupies a pleasant position close to the picturesque village of Little Stretton with good local amenities including a church and restaurants. The Ashes Valley which lies close by, leads to the Longmynd Hills and is a popular area for riding, walking, and cycling. The village of Church Stretton, with further amenities, is located approximately 1.5 miles to the north.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Double door storage cupboard

KITCHEN/BREAKFAST ROOM

12'4" x 11'1" (3.77m x 3.38m)

Window to the rear

Fitted with a range of matching wall and base units

Sink with mixer tap

Access to:

LEAN-TO

Providing panoramic views of the countryside

Two access points

LOUNGE/DINING ROOM

24'4" x 13'10" (7.42m x 4.21m)

Two windows to the side

Feature fireplace

Sliding doors opening to the rear of the property

BEDROOM 1

15'10" x 11'9" (4.82m x 3.58m)

Window to the rear, Storage cupboard, double door

BEDROOM 2

10'2" x 14'4" (3.10m x 4.37m)

Window to the front

BEDROOM 3

8'2" x 11'9" (2.50m x 3.58m)

Window to the front

Fitted storage cupboard

BEDROOM 4

12'4" x 7'1" (3.77m x 2.15m)

Window to the rear

SHOWER ROOM 1

Window to the front

Shower cubicle

Low flush WC, and wash hand basin

Heated towel rail

SHOWER ROOM 2

Window to the front

Large walk-in shower cubicle

Low flush WC

Inset wash hand basin with under cupboard

OUTSIDE THE PROPERTY

GARAGE

Window to the rear

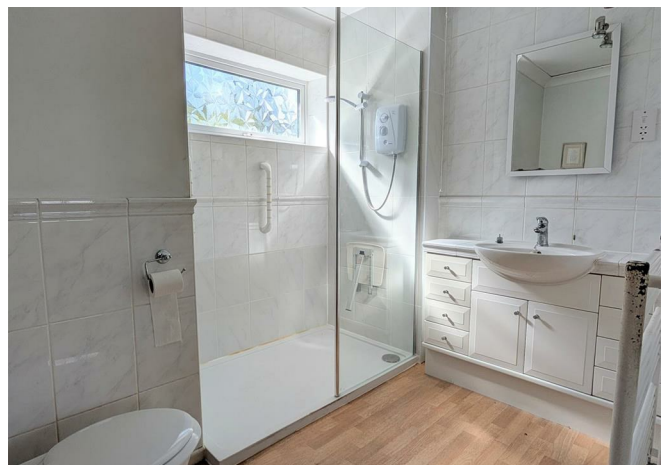
Up and over door

The property is approached over a spacious driveway, providing room for ample parking. There are large areas predominantly laid to lawn, an orchard, shrubbery borders, and mature hedging providing privacy. Access to the large, multi-use GARAGE..



HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, continue along Sandford Avenue to the High Street and The Square. Continue along High Street towards Ludlow Road and Little Stretton. On entering Little Stretton, continue past the Ragleth Inn and turn left onto Elms Lane. Continue past Elms Paddock and take a left turn where the property will be found in front of you at the end of the track on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

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

TENURE

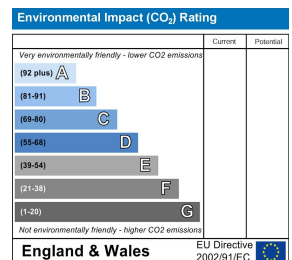
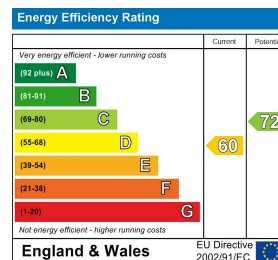
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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



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