





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

Annie The Sweeps Cottage, Woolston, Church Stretton, SY6 6QD

Offers In The Region Of £315,000

To view this property please call us on **01743 236 800** Ref: C7680/WM/KQ

A charming two bedroom semi-detached character cottage.

This charming, semi-detached character cottage provides well planned accommodation briefly comprising; entrance porch, kitchen, conservatory, living room, two bedrooms and bathroom. Neatly kept gardens. Parking. The property benefits from electric heating and enjoys superb open views.

The property is located in a secluded location, within Woolston, which is conveniently placed between Church Stretton and Craven Arms, with a variety of recreational pursuits nearby.





INSIDE THE PROPERTY

ENTRANCE PORCH

KITCHEN
11'4" x 11'10" (3.46m x 3.61m)
Range of matching wall and base units
Window to the side
Opening to:

CONSERVATORY
Panoramic views of the side garden
French doors to the garden

LIVING ROOM
17'11" x 13'0" (5.46m x 3.96m)
Feature log burner
Understairs store cupboard
Door to the front

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1
10'3" x 13'0" (3.13m x 3.96m)
Window to the fore

BEDROOM 2
10'3" x 11'7" (3.13m x 3.52m)
Window to the side

BATHROOM
Panelled bath
Wash hand basin, wc
Store cupboard
Double aspect window

OUTSIDE THE PROPERTY

To the front and side of the property is gated access with an area laid to lawn with mature trees and hedging with floral and shrubbery borders. Seating area. Large log store. Outbuilding with electricity (this could be used as utility/study/home office).

Single garage with integrated workbench and storage cupboards. Carport.

There is gated access to the extensive rear garden, laid mainly to lawn and enclosed by mature hedging providing privacy. Wooden garden store shed. Large greenhouse. Picturesque view point enjoying superb views of the south Shropshire hills and countryside.


















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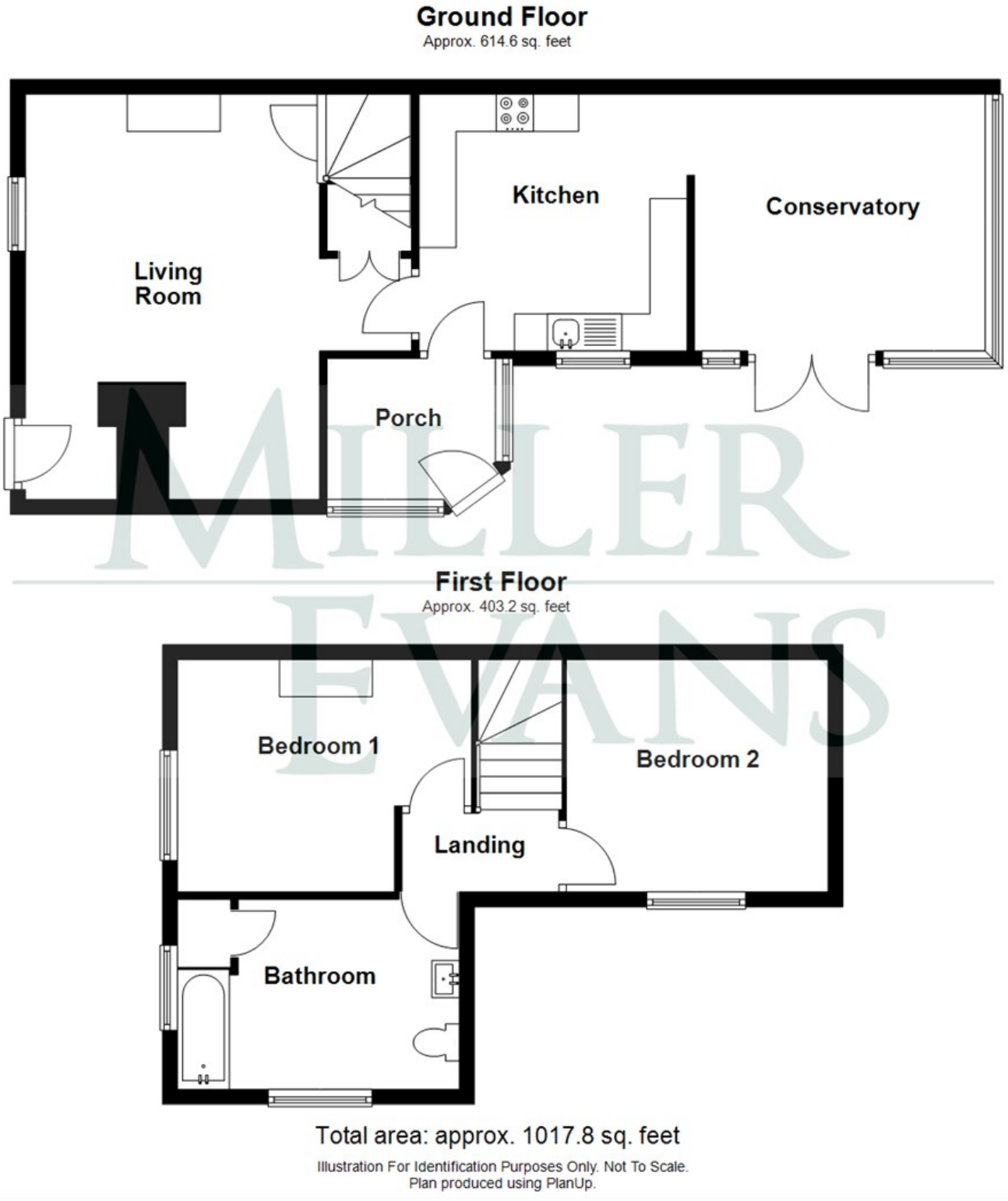






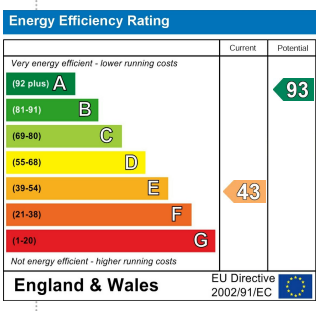


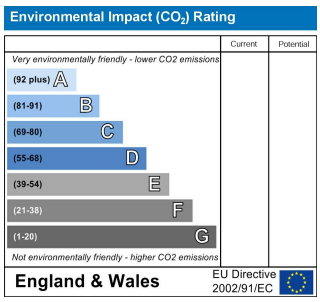
FLOOR PLANS ...


Ground Floor
Approx. 614.6 sq. feet
Kitchen
Conservatory
Living Room
Porch
First Floor
Approx. 403.2 sq. feet
Bedroom 1
Bedroom 2
Landing
Bathroom
Total area: approx. 1017.8 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from the Miller Evans office in Church Stretton, proceed along Sandford Avenue and turn right at the traffic lights onto the A49. Continue to Marshbrook. Turn right onto the B4370. After some distance, take a sharp left turning. Continue into Woolston. Turn right at the fork in the road and continue for a short distance, up the bank and the property will be found on the right hand side.







SERVICES

We understand that mains electricity are connected. Drainage via septic tank.

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: C

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.

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