



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Caradon, 44 Shrewsbury Road, Church Stretton,
SY6 6EU**

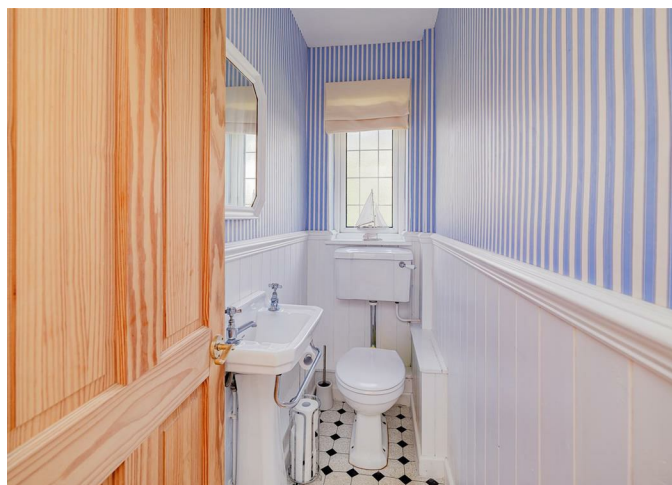
**Offers in the Region of
£675,000**

To view this property please call us on **01743 236 800** Ref: C7775/WM/KQ

An immaculately presented and well-appointed 4-bedroom detached Chalet bungalow in an ideal location.

This immaculately presented and well-appointed four bedroom detached Chalet bungalow provides well planned and well-proportioned accommodation and briefly comprises; entrance hall, cloakroom, study, living room, dining room, breakfast kitchen, boot room and utility, two ground floor bedrooms with en suite shower rooms. Two further bedrooms and bathroom to the first floor, one having a spectacular balcony overlooking the rear garden. Large enclosed gardens. Double garage and ample parking. The property benefits from gas fired central heating and double glazing.

The property is situated within the picturesque south Shropshire town of Church Stretton and is within level walking distance of the local amenities including a range of shops, cafes and restaurants, the Co-op supermarket and a Railway Station. The attractive Carding Mill Valley is only a short distance away whilst the nearby towns of Shrewsbury, Much Wenlock and Ludlow are easily commutable.



INSIDE THE PROPERTY

ENTRANCE HALL

Original parquet flooring

CLOAKROOM

Wash hand basin, wc

LOUNGE

16'4" x 13'7" (4.97m x 4.13m)

Feature fireplace

Bay window to the front with views of the Longmynd

French doors leading to patio and rear garden

STUDY

10'10" x 7'11" (3.29m x 2.42m)

DINING ROOM

11'5" x 15'6" (3.49m x 4.72m)

French doors to rear garden

KITCHEN / DINING ROOM

16'2" x 20'4" (4.93m x 6.19m)

Range of matching wall and base units with integrated appliances

Useful store cupboard

Bi-fold doors to covered seating area and rear garden

Door to:

BOOT ROOM

Door to side of property

Door to:

UTILITY

7'3" x 5'10" (2.21m x 1.79m)

Range of matching units with inset sink

BEDROOM 1

10'10" x 14'6" (3.29m x 4.43m)

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

11'11" x 11'0" (3.64m x 3.35m)

Bay window to the front with views of the Longmynd.

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising from the dining room to FIRST FLOOR LANDING with large airing cupboard

BEDROOM 3

15'4" x 8'11" (4.68m x 2.72m)

Two built in wardrobes

Window to the side

French doors to Balcony (5'10" x 8'11"), enjoying lovely views towards the Caradoc.

BEDROOM 4

16'0" x 10'5" (4.87m x 3.18m)

Storage cupboard with door leading to an additional large storage area.

Window to the front with views of the Longmynd.

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached through wrought iron gates to a gravelled driveway leading to the Double Garage and paviour parking area. Front garden laid to lawn with a wide variety of shrub beds and borders.

Enclosed mature beautifully landscaped REAR GARDEN laid mainly to lawn with floral and shrubbery beds and borders and mature hedging providing privacy. The property enjoys views over the surrounding South Shropshire hills.

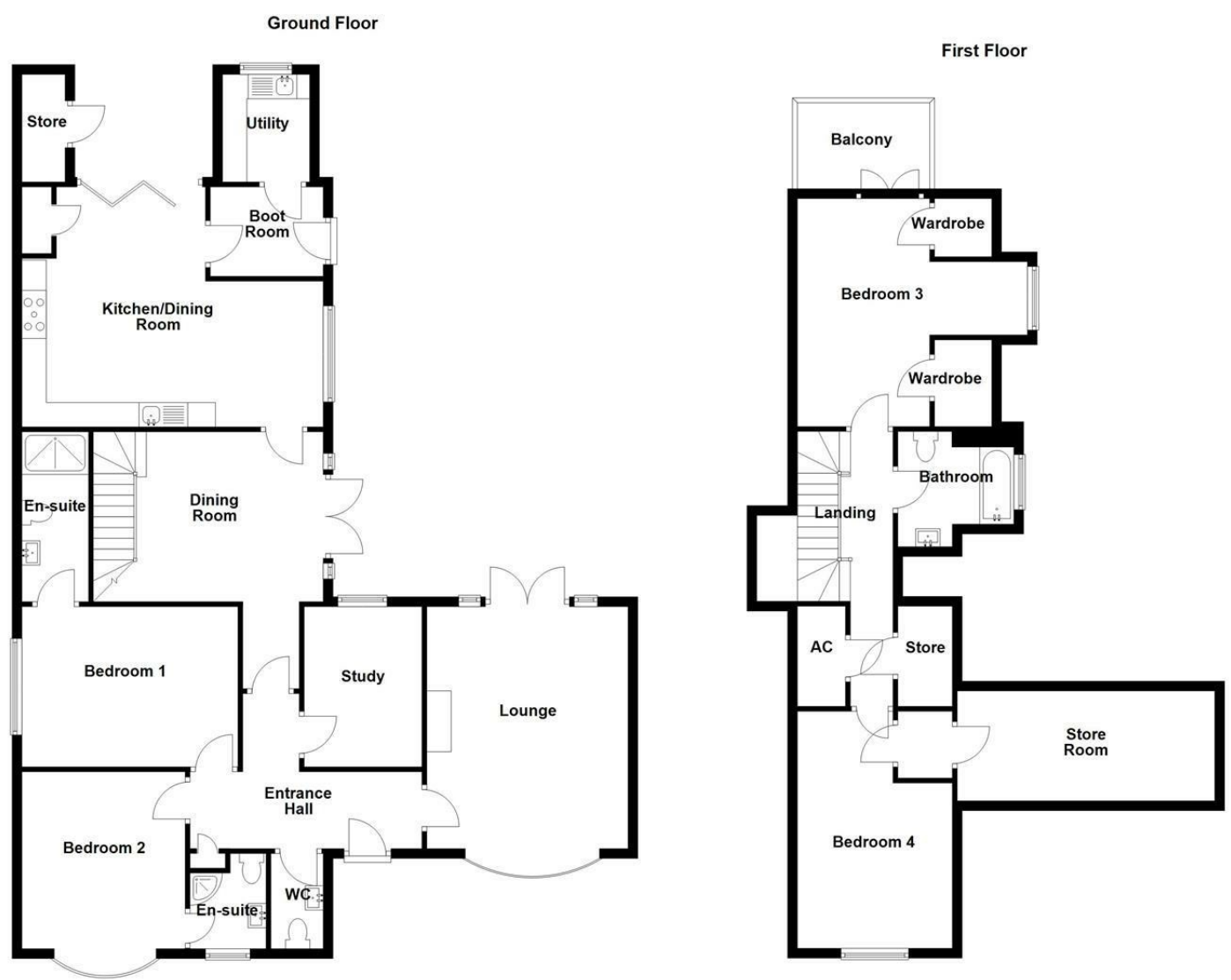








FLOOR PLANS ...



Total area: approx. 2188.4 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from the office in Church Stretton take the Shrewsbury Road and before the school the property will be found on the right hand side



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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. Images may have been enhanced.

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