



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

35 Shrewsbury Road, Church Stretton, SY6 6JD

**Offers In The Region
Of £220,000**

To view this property please call us on **01743 236 800** Ref: C7695/WM/lrd

An immaculately presented, well positioned two bedroom, end of terrace property.

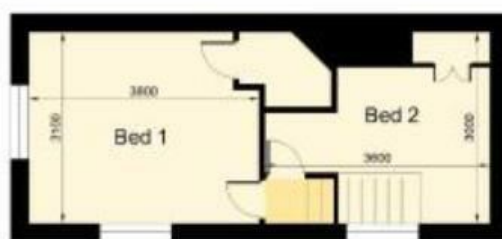
This immaculately presented, well positioned two bedroom end of terrace property, providing well planned accommodation throughout, briefly comprising: entrance hall, sitting room, kitchen, ground floor shower room, two bedrooms to the first floor, and neatly kept rear garden with secluded patio area.

This charming two bedroom property, centrally located in the small town of Church Stretton, has been successfully run both as an Air B&B and a long term rental, offering strong investment potential and consistent returns.

The property occupies a pleasant position on the Shrewsbury Road, only a short distance from the picturesque Carding Mill Valley and Church Stretton town centre. Close to excellent amenities including shopping facilities, Co-op supermarket, church, health centre, dentist, good schools and bus and rail service. Church Stretton is also well placed for easy access to Shrewsbury, Craven Arms, Ludlow and Much Wenlock.



FLOOR PLANS



First Floor



Ground Floor

INSIDE THE PROPERTY

SITTING ROOM

10'2" x 20'0" (3.103 x 6.100)

A pleasant room with window to the side

Feature fireplace

Feature beams

French doors opening to the rear patio area

KITCHEN

6'10" x 7'6" (2.100 x 2.300)

Range of matching wall and base units

Under counter oven, hob and extractor

Sink with mixer tap

Feature beams

GROUND FLOOR SHOWER ROOM

Large walk in shower

Low flush wc and wash hand basin

STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

10'2" x 12'5" (3.100 x 3.800)

Windows to the side and rear

Fitted storage cupboard

BEDROOM 2

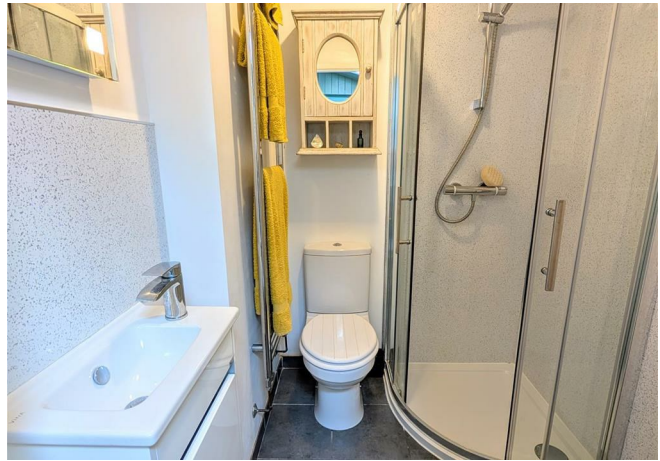
9'10" x 9'10" (3.000 x 3.000)

Window to the side

Fitted storage cupboard

OUTSIDE THE PROPERTY

To the rear, there is a delightful patio area, perfect, for outside entertaining, an area predominantly laid to lawn, with mature hedging, and wooden fencing, offering privacy. Steps to a landscaped garden and views of the South Shropshire Hills.



HOW TO FIND THIS PROPERTY

When approaching from the centre of Church Stretton, turn right onto the Shrewsbury Road towards All Stretton. Immediately after passing the turning for Carding Mill Valley, the property will be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(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: B

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.

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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