



93 Watling Street South, Church Stretton, SY6 7BH

Shrewsbury & Country House Sales

**MILLER
EVANS**



93 Watling Street South, Church Stretton,
SY6 7BH

£450,000

Freehold

- Spacious, modernised semi-detached family home
- Four bedrooms and newly fitted bathroom
- Living room with double doors to garden
- Newly fitted kitchen with integrated appliances and underfloor heating
- Garden room and cloakroom
- Driveway providing ample parking with carport
- Well stocked landscaped terraced garden
- Popular and convenient location close to excellent amenities
- 12 Solar panels, 8.2kWh battery and EV charging point



This four bedroom semi-detached property has been extensively renovated by the current owners resulting in a spacious family home. Improvements include: refitted kitchen with underfloor heating, refitted bathroom, new carpets, boiler and radiators, landscaping of rear garden, new carport, 12 solar panels with 8.2kWh battery, and EV charging point. The accommodation briefly comprises: entrance hall, dining room, living room with bay window to the front and double doors to the rear garden, refitted kitchen with underfloor heating, garden room and cloakroom; four bedrooms and newly fitted bathroom to the first floor. The property enjoys terraced gardens which offer private seating areas enjoying fantastic views over the neighbouring Shropshire Hills.

The property is situated in this popular residential part of Church Stretton, within walking distance of Church Stretton and all its amenities, including; primary and secondary schools, co-op supermarket, bus and rail services, doctors and dentists. A range of public houses, cafes and restaurants, whilst the wonderful surrounding hills provide opportunity for recreational pursuits. Church Stretton is located approximately 15 miles south of Shrewsbury and is within easy reach of Ludlow, Bishops Castle, Much Wenlock and Telford.







ENTRANCE HALL

LIVING ROOM

11'3" x 10'2"

Bay window to the front and double doors to the rear garden.

DINING ROOM

6'7" x 11'7"

KITCHEN

13'1" x 12'9"

Fitted with a range of matching wall and base units

Opening to:

GARDEN ROOM

Windows and door to garden.

SEPARATE WC

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

13'5" x 12'9"



BEDROOM 2

4'7" x 10'4"

BEDROOM 3

6'11" x 12'0"

BEDROOM 4

7'2" x 7'1"

BATHROOM

Panelled bath with shower over

Wash hand basin, wc

GARDENS AND GROUNDS

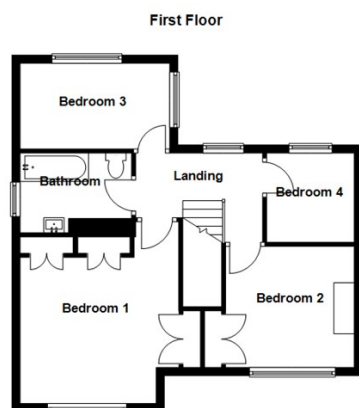
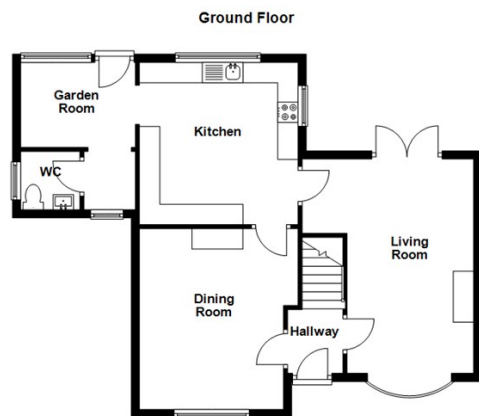
The property is approached over a large tarmac driveway providing ample parking and pedestrian access to the formal reception area. There is also an adjoining covered car-port with further parking. Neatly kept front garden laid to lawn with inset shrubs and enclosed by stone walling.

To the rear of the property is a particularly good sized and private terraced garden, which is mainly laid to lawn with inset shrubs, mature trees and hedging, paved patio and terraced areas enjoying spectacular views over the neighbouring Shropshire Hills.



HOW TO GET THERE

From Shrewsbury, when approaching from the traffic lights on the A49 turn left onto Sandford Avenue, then first right onto Watling Street South. Proceed for a short distance where the property will then be found.



Total area: approx. 1297.6 sq. feet
 Illustration For Identification Purposes Only. Not To Scale.
 Plan produced using PlanUp.

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

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. This property may be subject to additional management charges.

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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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

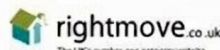
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
 Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
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FIND OUR PROPERTIES ON:



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 Eagle House, 4 Barker Street,
 Shrewsbury SY1 1QJ
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