



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Heartsease, Clive Avenue, Church Stretton, SY6 7BL

**Offers In The Region
Of £800,000**

To view this property please call us on **01743 236 800** Ref: C7648/WM/KQ

A superior, four bedroom, detached family house occupying a beautiful elevated position.

This superior, spacious four bedroom detached home provides versatile accommodation briefly comprising; entrance porch, reception hall, shower room, sitting room, garden room, dining room, kitchen/family room, utility, master bedroom with en suite shower room, second bedroom with en suite shower room, two further bedrooms and bathroom with shower. Detached double garage and parking. Landscaped gardens enjoying open views. The property benefits from gas fired central heating and double glazing and recent improvements include; new radiators and replacement windows to the front and side of the house with solar reflective treatment.

Heartsease occupies a enviable, slightly elevated position and enjoys far reaching views of the Stretton Hills. Located within walking distance of Church Stretton town centre where there are an excellent range of amenities including a railway service, co-op supermarket, primary and secondary schools, doctors, dentists and vets, wide range of restaurants, Cafés and pubs and the town is well placed for easy access to Shrewsbury, Ludlow, Craven Arms, Bishops Castle and Telford



INSIDE THE PROPERTY

ENTRANCE PORCH

Engineered Oak flooring
Wooden door with glazed panel to:

RECEPTION HALL

Large store cupboard

SHOWER ROOM / CLOAKROOM

Wash hand basin, wc
Walk in shower
Heated towel rail
Window

SITTING ROOM

20'9" x 13'7" (6.32m x 4.14m)
Attractive marble fireplace with marble hearth and coal effect gas fire
Front window and side bay window
Double doors to:

GARDEN ROOM

10'1" x 7'8" (3.07m x 2.34m)
Wood flooring
Windows enjoying superb views over surrounding hills
Double doors to rear garden

DINING ROOM

13'4" x 11'4" (4.06m x 3.45m)
Engineered Oak flooring
Three windows
Door to sitting room.

KITCHEN / FAMILY ROOM

21'3" x 16'7" (6.48m x 5.05m)
Kitchen area with tiled floor
Fitted with a range of matching wall and base units including peninsular island with Quartz worktop
Integrated fridge/freezer, Lamona microwave, dishwasher
Neff four ring induction ceramic hob, Neff double oven
Family room area with engineered Oak flooring
Windows enjoying views towards Stretton hills

UTILITY ROOM

9'1" x 6'8" (2.77m x 2.03m)
Tiled floor
Fitted with a range of matching wall and base units with inset sink
Space and plumbing for white goods
Wall mounted Worcester gas fired central heating boiler
Door to:

REAR PORCH

Door to rear garden

From the reception hall STAIRCASE rises to a FIRST FLOOR LANDING with large airing cupboard enclosing hot water cylinder and shelving.

MASTER BEDROOM

14'1" x 13'1" (4.29m x 3.99m)
Built in wardrobes
Three windows enjoying superb open views over the surrounding hills

EN SUITE SHOWER ROOM

Walk in shower
Wash hand basin, wc, bidet
Heated towel rail
Window

BEDROOM 2

12'4" x 11'4" (3.76m x 3.45m)
Access via fold away ladder to roof space.

EN SUITE SHOWER ROOM

Walk in shower
Wash hand basin, wc

BEDROOM 3

12'4" x 9'8" (3.76m x 2.95m)
Wood effect vinyl flooring
Window

BEDROOM 4

11'8" x 9'5" (3.56m x 2.87m)
Wood effect vinyl flooring
Fitted wardrobes

BATHROOM

Panelled bath
Walk in shower
Wash hand basin, wc
Heated towel rail
Window

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

Electric up and over door with remote control
Power and lighting
Ladder to loft storage area

The property is approached over a gated gravelled driveway providing ample parking and access to the detached double garage. Well kept landscaped front garden area laid to lawn with well stocked floral and shrubbery borders and a variety of ornamental conifers. Greenhouse.

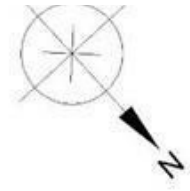
REAR GARDEN laid mainly to lawn with paved terrace and a wide selection of specimen trees and shrubs and two summerhouses. Garden store sheds. The gardens are beautifully landscaped and enjoy super open views towards the Stretton hills.



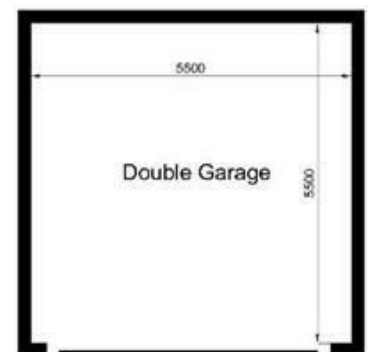
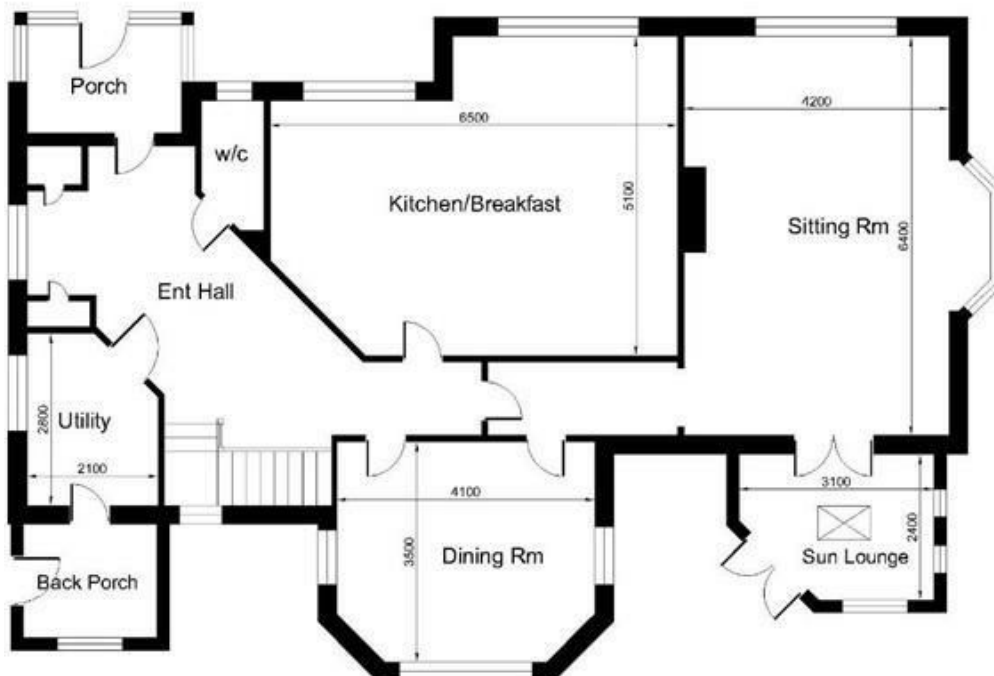




FLOOR PLANS ...



First Floor



Ground Floor

Heartsease
Clive Ave
Church Stretton
SY6 7BL

Total Floor Area 217 Sq m (2333 Sq ft)

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed along Sandford Avenue, across the traffic lights on the A49. Turn right onto Watling Street South and turn second left onto Clive Avenue. Continue for some distance, eventually turning right onto a private drive where Heartsease will be found at the end.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

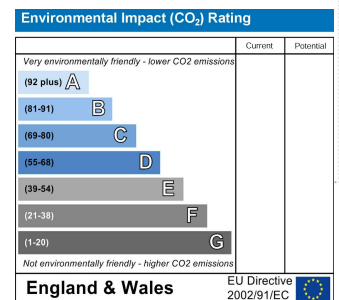
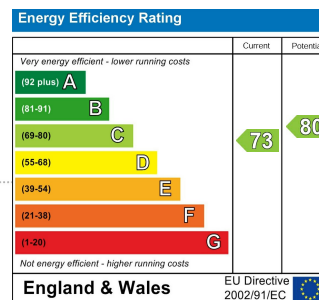
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: E

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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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