



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Hazler Orchard, Church Stretton, SY6 7AL**

**Offers In The Region  
Of £430,000**

To view this property please call us on **01743 236 800** Ref: C7600/WM/lrd

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# A well appointed and much improved, three bedroom detached bungalow.

A well appointed, spacious and much improved, three bedroom detached bungalow, with accommodation comprising; entrance hall, lounge, fabulous kitchen/dining room, three double bedrooms (bedroom two with shower) and shower room. Front and rear gardens. Ample parking. The property also benefits from gas fired central heating and double glazing.

The property occupies an elevated position with delightful views across the Stretton Valley towards the Longmynd range of hills, whilst being approximately only 1/2 a mile from the centre of the town where there are a good range of amenities including primary and secondary schools, a range of local shops, a rail service, cafe's, bars and restaurants and a co-op supermarket. Church Stretton is approximately 13 miles south of Shrewsbury and is well placed for access to Much Wenlock, Telford, Craven Arms, Ludlow and Bishops Castle. The surrounding hills provide a wonderful opportunity for recreational pursuits including walking, cycling and golfing.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Oak flooring  
Built in store cupboard  
Loft access

### LOUNGE

20'9" x 10'10" (6.32m x 3.31m)  
Window to the front  
Oak flooring  
Attractive fireplace with log burner  
Sliding French doors to rear garden

### KITCHEN / DINING ROOM

26'10" x 8'11" (8.19m x 2.73m)  
Window to the front  
High quality fitted kitchen with a range of matching units with marble worktops  
Integrated ceramic hob, extractor hood and oven  
Tiled floor  
Window to the front  
French doors to rear garden

### BEDROOM 1

10'0" x 13'1" (3.04m x 3.99m)  
Window overlooking the rear garden  
Oak flooring

### BEDROOM 2

10'0" x 10'4" (3.04m x 3.16m)  
Door to rear garden  
Window overlooking rear garden  
Oak flooring  
Built in double wardrobe  
Built in shower area

### BEDROOM 3

10'5" x 10'7" (3.18m x 3.23m)  
Window to the front  
Oak flooring

## FAMILY SHOWER ROOM

Window to the front  
Large walk in shower cubicle  
Inset wash hand basin with vanity cupboard under  
Low flush wc

## OUTSIDE THE PROPERTY

The property is approached over a driveway providing ample parking and access to the reception area. Neatly kept front garden which is laid to lawn with gravelled steps, shrubbery borders, mature trees and hedging to the front.

There is a good sized REAR GARDEN with a range of mature shrubbery, paved patio area, and garden shed. There is a pleasant outlook across the Stretton Valley towards the Longmynd range of hills.



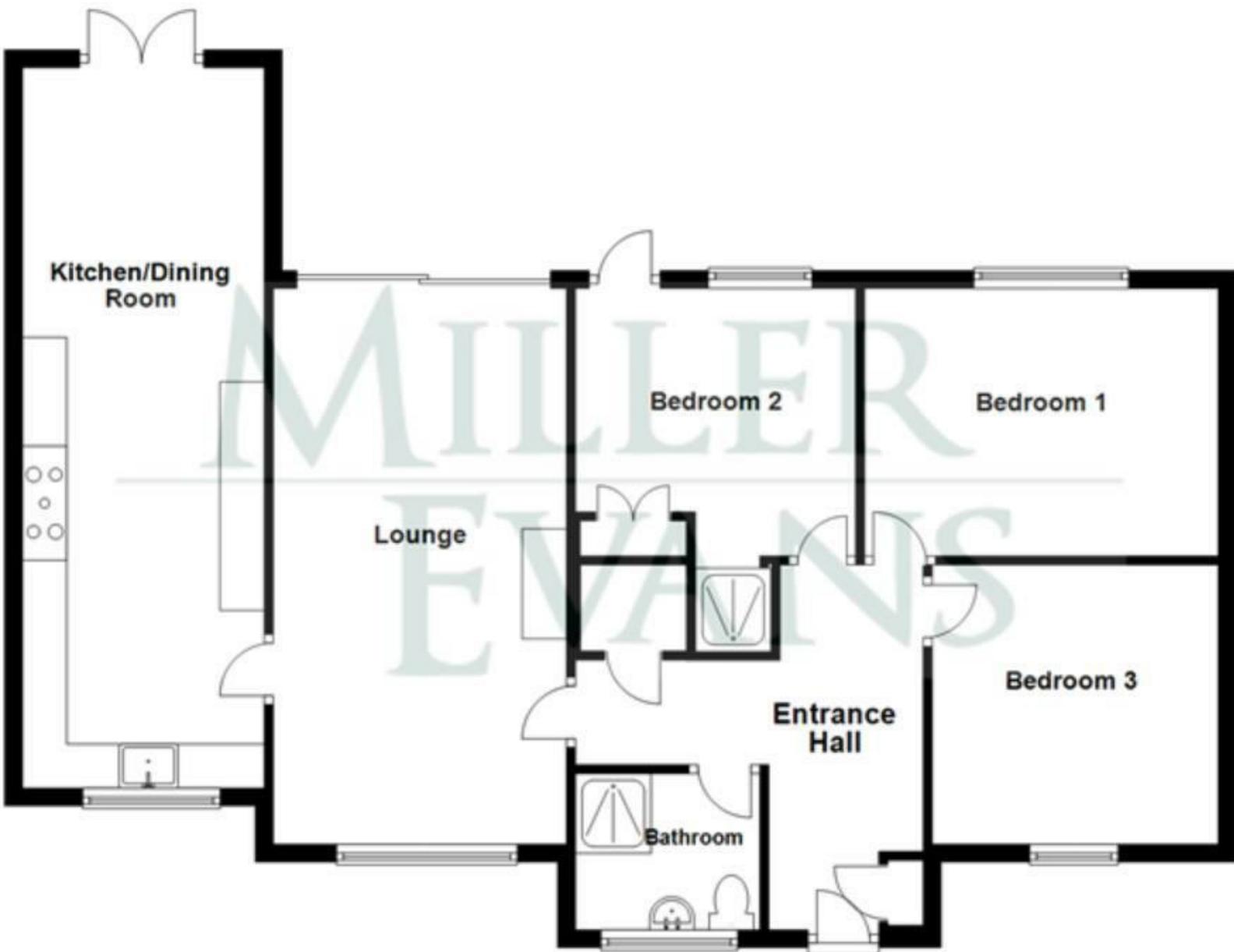






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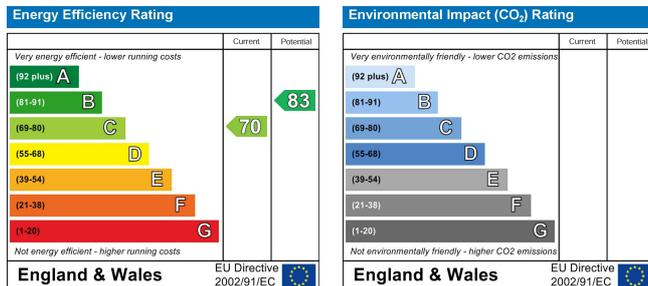
FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from the traffic lights on the A49 in Church Stretton, turn left into Sandford Avenue and second right onto Hazler Road. Travel up the hill for approximately 1/4 of a mile and turn right into Hazler Orchard, where the property will be found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### 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.

### 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 you with your decision to move.

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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