



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**12 Stretton Farm Road, Church Stretton, SY6 6DX**

**£395,000 Region**

To view this property please call us on **01743 236 800** Ref: C7614/SL/KQ

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# A neatly kept, well appointed and well maintained, three bedroom semi-detached bungalow.

This three bedroom, two shower room semi-detached bungalow provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The accommodation benefits from gas fired central heating, double glazing and south facing solar panels. No upward chain.

The bungalow occupies an enviable cul-de-sac position on the fringe of the picturesque market town of Church Stretton, nestled within the Shropshire Hills. Church Stretton is often referred to as Little Switzerland, due to its stunning landscape. There is a charming mix of historic buildings, independent shops, cafés and traditional public houses. The nearby Cardingmill Valley is managed by the National Trust and is a particularly well visited spot for hiking and wildlife enthusiasts.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Built in linen/cloaks cupboard

### SITTING ROOM

13'8" x 10'10" (4.16m x 3.30m)

A pleasant room with an attractive marble fireplace with surround and mantel and inset living flame log effect gas fire

Double glazed sliding patio doors to:

### CONSERVATORY

Picture windows and glazed French doors to the rear garden with views of Ragleth Hill.

### KITCHEN

12'0" x 10'10" (3.66m x 3.30m)

Neatly appointed and fitted with a range of matching modern units

Panelled and part glazed door to the garden

Two windows both with views of the hills.

### BEDROOM 1

9'0" x 10'10" (2.74m x 3.30m)

Window with views along Stretton Farm Road.

### EN SUITE SHOWER ROOM

Large walk in shower with Direct mixer shower

Vanity unit, WC

### BEDROOM 2

11'3" x 10'10" (3.42m x 3.30m)

Window to the front

Range of built in wardrobes with central dressing surface

### BEDROOM 3

6'2" x 7'6" (1.88m x 2.29m)

Side window with a view of the Caer Caradoc in the distance.

### SHOWER ROOM

Corner shower cubicle

Pedestal wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

16'9" x 8'7" (5.11m x 2.62m )

Window to the side.

The property is set back from the road by an attractive front garden, which is neatly kept and laid to lawn with a floral and heather border, inset ornamental tree and the property is approached over a paved and gravelled drive, which extends to the side of the property providing ample parking and serving the garage.

There is a neatly kept and well stocked SOUTH FACING REAR GARDEN predominantly laid to lawn with a concrete pressed patterned patio and terrace and pathways. The whole garden being neatly kept, well enclosed and enjoying superb views over neighbouring countryside with uninterrupted view of Ragleth Hill.





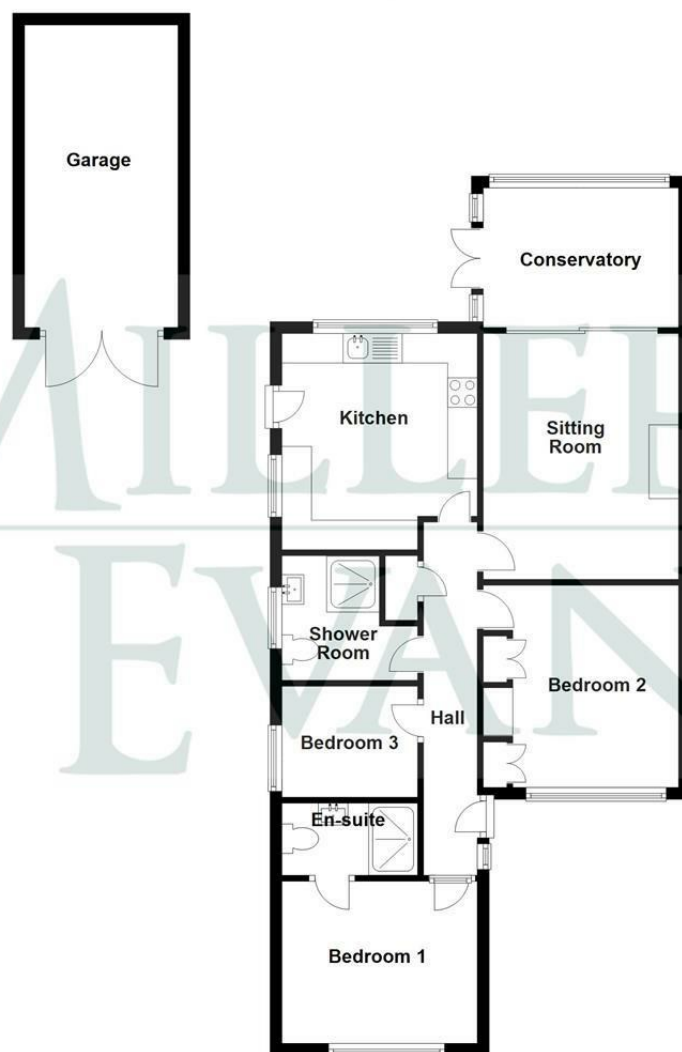




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## FLOOR PLANS ...

**Floor Plan**  
Approx. 938.4 sq. feet

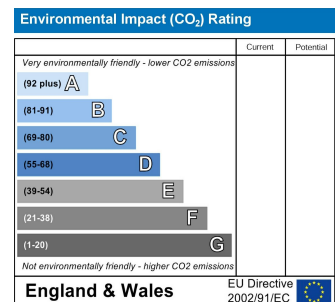
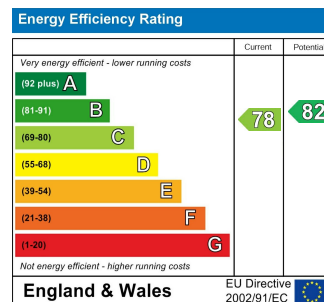


Total area: approx. 938.4 sq. feet

## HOW TO FIND THIS PROPERTY

At the top of Sandford Avenue, turn left into High Street and continue for a further distance, to Ludlow Road. After some distance, turn left into Stretton Farm Road, where the bungalow 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: D

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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