



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Maltings Court, Church Stretton SY6 6FD**

**£315,000 Region**

To view this property please call us on **01743 236 800** Ref: C7237/GM/MU

# A brand new, 3 bedroomed, semi-detached Town House.

A brand new, 3 bedroomed, semi-detached Town House which provides well planned and well proportioned accommodation throughout and includes : entrance hall, cloakroom/wc, kitchen, living room, 3 good sized bedrooms and a bathroom. Small courtyard and private parking space. The property also benefits from gas-fired central heating and double glazing. No upward chain.

This property occupies an enviable position, located in the heart of the centre of Church Stretton, close to excellent amenities including shops, cafes and restaurants, Co-Op Supermarket, doctors and dentists, frequent rail and bus services, Primary and Secondary Schools and recreational parks. Church Stretton is well placed for easy access to nearby Craven Arms, Ludlow, Bishop's Castle, Shrewsbury and Much Wenlock whilst the surrounding hills provide wonderful opportunities for recreational pursuits.



## FLOOR PLANS



First Floor



Ground Floor

2 The Maltings  
Church Stretton  
SY6 6FD

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## INSIDE THE PROPERTY

### ENTRANCE HALL

Wood effect flooring  
Storage cupboard.

### CLOAKROOM/WC

With low flush wc  
Wash hand basin  
Wood effect flooring.

### KITCHEN

11'5" x 11'1" (3.48m x 3.38m)  
Fitted with a range of matching wall and base unit comprising of both cupboards and drawers with worktops over  
Integrated induction hob with oven beneath and extractor over  
Washing machine and dishwasher, space for fridge freezer  
Window to the front  
Wood effect flooring  
Wall mounted gas-fired central heating boiler.

### LIVING ROOM

19'3" x 10'5" (5.87m x 3.18m)  
Window to the rear  
Door leading out to the rear where there is a small paved courtyard and steps descending down to the car parking space.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with window to the front and storage cupboard.

### BEDROOM 1

12'4" x 11'5" (3.66m;1.22m x 3.48m)  
Window to the front  
Built in wardrobe

### BEDROOM 2

13'4" x 10'2" (4.06m x 3.10m)  
Built in wardrobe.

### BEDROOM 3

6'5" x 9'1" (1.96m x 2.77m)  
Window to the rear.

### BATHROOM

Fitted with a modern white suite comprising double width walk in shower cubicle  
Tiled bath  
Low flush wc  
Pedestal wash hand basin.  
Wall mounted heated towel rail  
Wood effect flooring and part tiled walls.

### OUTSIDE THE PROPERTY

Private parking space. Small outdoor COURTYARD.



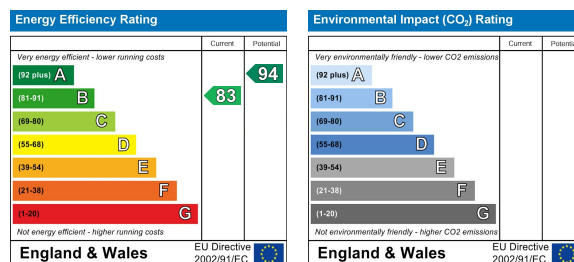


## HOW TO FIND THIS PROPERTY

When approaching from the traffic lights in Church Stretton turn right onto Sandford Avenue before taking the second left onto Easthope Road. Proceed for a short distance where the property will be found on the left 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

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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