



**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 bedoomed, semi-detached Town House.

A brand new, 3 bedoomed, 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



2 The Maltings
Church Stretton
SY6 6FD

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.

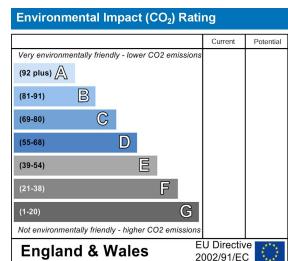
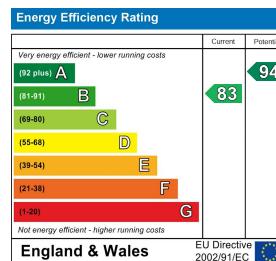


HOW TO FIND THIS PROPERTY

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

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