

Novers Way Madeira Walk, Church Stretton, Shropshire,
SY6 6JQ

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £595,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN, is this extremely attractive, period bay fronted four bedroom detached house, which boasts spacious, flexible and cherished living accommodation throughout, and occupies a generous well established plot with lovely views from the rear to the town and surrounding hills. The property boasts two large reception rooms, kitchen / breakfast room, ground floor bedroom with an en-suite shower room, three further first floor double bedrooms, a generous sized garage, oil fired central heating. Church Stretton is an area of outstanding natural beauty with the National Trust renowned Carding Mill Valley within striking distance of the property. The town has a variety of public house, restaurant's, shops cafes and school and over 5,000 acres of hills and countryside that provide many wonderful recreational opportunities. The County town of Shrewsbury is situated approximately 15 miles north and the market town of Ludlow is 17 miles south. Both connected by the A49 which links up to the A5 and M54 motorway network and beyond. Early viewing comes highly recommended for the property and it's situation to be fully appreciated.

Accommodation

Entrance porch / garden room, laundry room, ground floor bedroom with en-suite shower room, inner hallway, bay fronted lounge, separate dining room, kitchen / breakfast room, rear lobby, cloakroom, first floor landing having three double bedrooms, luxury re-fitted family bathroom, separate WC, well established generous sized wrap-around gardens, useful basement area, large garage, pleasing aspect to the rear, upvc double glazing, oil fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door gives access to:

Porch / garden room

Having upvc double glazed windows, tiled floor, wall-mounted thermostat control unit and heating control panel, radiator. Door from porch / garden room gives access to.

Laundry room

12'2 x 9'3 excluding recess
Having fitted worktop with Belfast sink, floor-mounted oil fired central heating boiler, upvc double glazed window, airing cupboard with hot water tank cylinder unit.

Door from entrance porch / garden room gives access to:

Bedroom

11'8 x 9'2
Having upvc double glazed window, radiator, walk-in wardrobe. Door from bedroom gives access to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, upvc double glazed window.

Inner hall

Door gives access to:

Dining room

16'1 x 14'11
Having upvc double glazed French doors giving access to the rear gardens with upvc double glazed windows to side, feature exposed brick fireplace with timber mantle above, exposed beams to ceiling, radiator. From dining room door gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, upvc double glazed window.

From dining room door gives access to:

Kitchen / breakfast room

11'11 x 10'9
Having eye level and base units with built-in cupboards and drawers, glass display cabinet, fitted worktops with sink drainer unit and mixer tap over, integrated double oven, four ring electric hob, cooker canopy over, tiled splash surrounds, coving and recessed spotlights to ceiling, two upvc double glazed windows. Doorway from kitchen / breakfast room and door from dining room gives access to:

Rear lobby

Having upvc double glazed stable style door giving access to the rear, upvc double glazed window to side.

From dining room door gives access to:

Bay fronted lounge

19'0 max into bay x 13'11
Having feature exposed brick inglenook with two upvc double glazed windows and exposed timber, upvc double glazed bay window overlooking the property's rear gardens, two radiators, exposed beams to ceiling.

From inner hallway stairs rise to:

First floor landing

Having feature upvc double glazed window to the front, additional upvc double glazed window, loft access, radiator and service door to garage. From first floor landing doors give access to three bedrooms, re-fitted bathroom and separate WC.

Bedroom

19'0 max into bay x 11'11 excluding wardrobe recess
Having upvc double glazed bay (which offers a pleasing aspect), further upvc double glazed window to side, two radiators, two fitted double wardrobes.

Bedroom

15'0 x 10'6 excluding wardrobe recess
Having upvc double glazed window (offering a pleasing aspect), radiator, fitted double wardrobe with storage cupboard to side, wash hand basin with cupboard below.

Bedroom

10'9 x 9'3
Having two upvc double glazed windows offering a pleasing aspect, radiator, wash hand basin with mixer tap over, fitted wardrobe with storage cupboards below, painted brick fireplace.

Re-fitted bathroom

11'9 x 7'10
Having a luxury four piece suite comprising: roll top bath, large corner shower cubicle with drench shower over, WC with hidden cistern, wash hand basin set to vanity unit, two upvc double glazed windows, recessed spotlights and coving to ceiling.

Separate WC

Having low flush WC, vinyl floor covering, upvc double glazed window.

Outside

Access to the property's wrap-around well established generous sized gardens are accessed by a pedestrian gate which leads to paved steps which lead down to a paved sun terrace / patio area. Steps lead further down to a large lawned garden area with another patio area, a variety of specimen well established shrubs, plants and bushes. Access is then given to a side garden area which comprise: paved patio area, stoned sections, lawned gardens, greenhouse, oil tank and outside cold tap. To the side of the property access is then given to:

Large basement area

Which provides excellent storage for the property or could be converted subject to building control regulations / planning permission to create further accommodation, if required.

To the front of the property access via timber double doors give access to:

Garage

18'7 max x 12'5 max
Having two upvc double glazed windows, fitted power and light and cold water tap.

Directions

Head out to Shrewsbury on the A49 (South). On reaching Church Stretton turn left (signposted town centre). Continue over the railway bridge and onto the main high street. Continue to the T junction at the top and turn right (signposted for All Stretton and Carding Mill Valley). Continue on this road for a short distance then turn left (signposted for Carding Mill Valley and Golf Course). Then take the first right turn onto Madeira Walk, which is a private no through road and continue for approximately 80 -100 yards and the property will be found on the right hand side.

Services

Mains water, electricity, drainage and oil are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and

confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Council tax band - F

Mortgage services

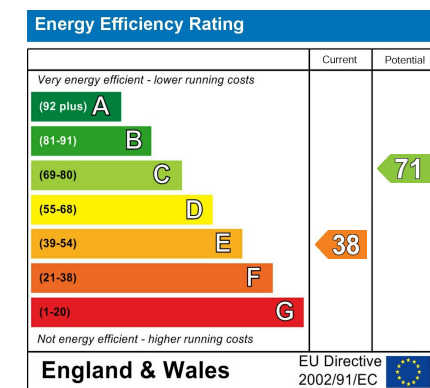
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

