



51 Watling Street South, Church Stretton, Shropshire, SY6 7BQ

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 are 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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £475,000

Viewing: strictly by appointment through the agent

An attractive bay fronted detached five bedroom period property which boasts spacious and extended living accommodation throughout. The property sits on a generous plot with a separate access to the side and rear garden which could allow potential purchasers to develop part of the land to a create a separate dwelling subject to the necessary planning permissions/consents. Church Stretton is surrounded by some of the most picturesque countryside in Shropshire and the historic market town has a variety of independent shops, restaurants, cafes, public houses, doctors surgery and railway station. Church Stretton is well placed for access to medieval towns of Shrewsbury and Ludlow and commuters will be please to know that access to the A5 is readily accessible linking up to the M54 motorway network. Viewing is recommended.

Accommodation

Entrance porch, reception hallway, bay fronted sitting room, lounge, dining room, study, inner hallway, kitchen/breakfast room, utility room, cellar, ground floor shower room, first floor landing having three bedrooms, bathroom, second floor landing having two further bedrooms, driveway, garage, front and good sized side and rear enclosed gardens, extensive secondary double glazing, gas fired central heating.

Attractive period leaded stained glazed wooden entrance door gives access to:

Entrance porch

Having period tiled floor.

Wooden framed glazed door then gives access to:

Reception hallway

Having radiator.

Door from reception hallway gives access to:

Bay fronted lounge

14'0 x 13'7 max into bay

Having walk-in secondary glazed bay window to front, radiator, wood effect flooring, log effect gas fire set to a stoned style hearth with matching mantle, coving to ceiling.

Door from reception hallway gives access to:

Sitting room

12'8 x 9'2 excluding recess

Having attractive wood burning stove with decorative timber fire surround, period storage cupboard and drawers to side, wood effect flooring, radiator.

Square arch from sitting room gives access to:

Dining room

10'0 x 9'7

Having two secondary glazed windows, wood effect flooring.

Arch from dining and part glazed door from reception hallway gives access to:

Study

8'5 x 7'9

Having radiator.

Sliding door from study gives access to:

Inner hallway

Having tiled floor.

From inner hallway access is then given to: Kitchen/breakfast room, shower room and utility.

Kitchen/breakfast room

18'1 x 12'6

Having an extensive range of units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, wall mounted Worcester gas fired central heating boiler, three secondary double glazed windows, part glazed door giving access to rear gardens, tiled floor, wall mounted converter electric heater, glass display cabinets, tiled splash surrounds, recessed spotlight to ceiling, fitted ceiling fan with built-in light.

Shower room

Having corner tiled shower cubicle, low flush WC, wash hand basin with mixer tap over, storage cupboard below, part tiled to walls, glazed window to side, tiled floor, radiator, wall mounted extractor fan.

Utility room

9'8 x 6'10

Having fitted worktop, sink with cupboard below, eye level storage cupboards, space for upright fridge freezer, tiled floor, part glazed door giving access to side of property, service door to garage.

From reception hallway door gives access to bricked steps which lead down to:

Cellar

With former coal chute to side. The cellar excluding coal chute measure 12'3 x 12'11

From reception hallway stairs rise to:

First floor landing

Having secondary double glazed window to side, loft access, walk-in store cupboard.

Doors then give access to : Three bedrooms and bathroom.

Bedroom

13'4 x 10'11

Having walk-in secondary glazed bay window with pleasing aspect to front, fitted double wardrobe and storage cupboard.

Bedroom

12'9 x 10'9

Having secondary glazed window to rear, radiator.

Bedroom

10'8 x 6'1

Having secondary glazed window with pleasing aspect to front, radiator.

Bathroom

Having a three piece suite comprising: timber style panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, glazed window to side, shaver point, fully tiled to walls, radiator, linen store cupboard.

From first floor landing door gives access to stairs which leads to:

Second floor landing

Having glazed roof window.

Doors then give access to: Two further bedrooms.

Bedroom

13'3 x 10'8 approximately

Having part sloping ceilings, glazed window with lovely aspect to front, wood effect flooring.

Bedroom

10'2 x 10'6

Having glazed window to rear, radiator.

Outside

To the front of the property paved step and pathway give access to front door. To the side of this there is a lawned garden which mature inset shrubs, plants and bushes.

To the side of this tarmacadam driveway gives access to:

Garage

13'0 x 10'1

Having useful attic space which provides good storage etc, twin timber double doors, fitted light.

Rear gardens

To the rear of the property there is a well established generous sized garden comprising: long garden, variety of shrubs, plants and bushes, fruit trees which include: pear, apple and damson, paved patio area. This then extends to the side of the property where there is a further lawned garden with attached glazed potting shed, timber garden shed and feature: The side and rear gardens are fully enclosed.

Home office

10'1 x 6'3

Having fitted power and light, glazed windows and part glazed French doors. The side and rear gardens are fully enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

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.

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 SALES).

Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS