HOLLAND BROADBRIDGE




















The Property Ombudsman

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HOLLAND BROADBRIDGE

59 Ludlow Road, Church Stretton, Shrewsbury, Shropshire, SY6 6AD

www.hbshrop.co.uk






Offers In The Region Of £340,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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£340,000

Occupying a generous size plot, with beautifully landscaped front gardens through which the charming World's End Brook meanders, this attractive, well presented three double bedroom detached bungalow offers spacious and improved living accommodation, complimented by a delightful aspect towards Hopes Wood. The property is situated within the highly desirable and picturesque market town of Church Stretton, nestled amongst the stunning scenery of the Shropshire Hills, an area of outstanding natural beauty. Church Stretton offers an excellent range of local amenities, including independent shops, cafes, restaurants, a supermarket, schooling, medieval facilities and a railway station providing convenient links to Shrewsbury, Ludlow and beyond. The surrounding countryside offers an ambience of scenic walks including the ever popular Carding Mill Valley and Long Mynd, making this an ideal location for those who enjoy outdoor pursuits whilst retaining the access to everyday amenities. Combining an attractive good size gardens, a delightful outlook and desirable location, this is a wonderful opportunity to acquire an appealing detached bungalow within one of Shropshire's sought after market towns. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen, inner hallway, three double bedrooms, refitted shower room, beautifully landscaped front garden with the World's End Brook running through, good size rear gardens, driveway, large garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having UPVC double glazed window to front, radiator, tiled floor, cloaks cupboard.

Door from entrance hallway gives access to:

Lounge/diner
19'10 x 12'7
Having UPVC double glazed window with a pleasing aspect to front, UPVC double glazed window to rear, two radiators.

Door from lounge/diner gives access to:

Refitted kitchen
10'6 x 10'2
Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated double oven, two ring electric hob with stainless steel cooker canopy over, integrated combination microwave oven, washer dryer, dishwasher, fridge freezer, open fronted store cupboard housing Worcester gas fired central heating boiler,, vinyl tiled effect floor covering, LED recessed spotlights to ceiling, tiled splash surrounds, UPVC double glazed window to rear, UPVC double glazed door giving access to rear of property.

Door from kitchen gives access to:

Inner hallway
Having loft access. From inner hallway doors give access to: Three double bedrooms and refitted family shower room.

Bedroom one
10'11 x 9'10
Having UPVC double glazed window with a pleasing aspect to front, radiator.

Bedroom two
9'5 x 9'3
Having UPVC double glazed window with a pleasing aspect to front, open fronted built-in wardrobe, radiator.

Bedroom three
9'11 x 7'11
Having UPVC double glazed window to rear, radiator.

Refitted family shower room
Having a three piece suite comprising: Tiled corner shower cubicle with wall mounted electric shower, wash hand basin set to vanity unit, WC with hidden cistern, fitted store cupboard, UPVC double glazed window to rear, extractor fan to ceiling, tiled effect flooring, heated chrome style towel rail, fully tiled to walls.

Outside
To the front of the property there are two driveway areas which gives access to:

Single garage
20'1 x 8'0
Having electrically operated roller door, fitted power and light.

The front gardens are generous in size and being beautifully landscaped by the current owners and comprise: lawn garden areas, Monet style bridge over the local brook, Indian sandstone paved patio area, an array of shrubs, plants and bushes, low maintenance stone sections, mature hedging screening the pedestrian pathway and road. From the front garden there is a beautiful aspect towards the neighbouring properties and Hopes Wood. To the rear of the property there is a low maintenance paved area with sloping lawn gardens partially access via paved stepping stones, outside lighting point and cold water tap and is bordered by local woodland.

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.

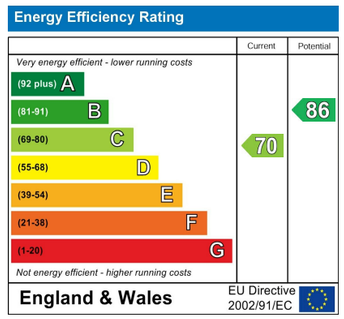
COUNCIL TAX BAND D

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.

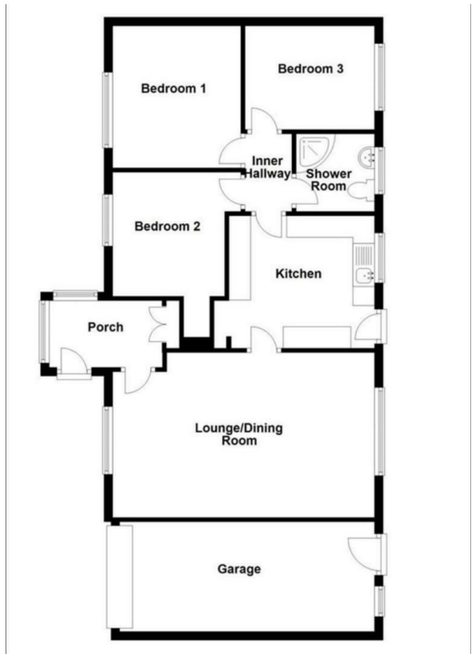
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



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