



SAMUEL WOOD

16 Ascot Close, Church Stretton, SY6 6AR
Offers In The Region Of £225,000



16 Ascot Close

Church Stretton, SY6 6AR



- Ideal for first-time buyers
- Freshly decorated throughout
- Lounge with garden views
- Parking for 2 vehicles
- Close to schools and shops
- Successful rental history
- 2 spacious double bedrooms
- Patio doors to rear garden
- No onward chain
- Contact for early viewing

This delightful end-terrace house presents an excellent opportunity for first-time buyers or investors alike to purchase in the wonderful market town of Church Stretton. This property has been freshly decorated and carpeted throughout, making it ready for you to move in to without delay and also offered with no onward chain.



The home features two spacious double bedrooms, providing ample space for relaxation and rest. The inviting lounge is generously sized, perfect for entertaining or family gatherings, and includes patio doors that open out to a lovely garden. From here, you can enjoy stunning views of Carding Mill Valley, creating a picturesque backdrop for your daily life. The convenience of a Church Stretton Football Club ground at the rear adds to the charm, offering a wonderful space for outdoor activities.

Parking is a breeze with space for two vehicles directly outside the property, along with additional visitor parking available nearby.

This property is ideally located within walking distance to the high street, where you will find a variety of shops and amenities. Additionally, it is close to excellent schooling, making it a perfect choice for families. The local Churchill play park is also nearby, ensuring that children have a safe and enjoyable space to play. Church Stretton is a very popular area within Shropshire and the perfect base for walkers, golfers, gliding and mountain biking.

This fabulous property is well worth a viewing, so do not hesitate to contact me for an early appointment. Embrace the opportunity to make this lovely house your new home.



Front Exterior

The front exterior of the property showcases a neat gravel driveway and a small lawn bordered by mature hedges and wooden fencing. The brick-built facade features a sheltered entrance with a pitched porch, complemented by dark-framed windows that bring a modern touch to the traditional build.

Hallway

The hallway welcomes you into the home with a bright, airy feel. It features a fitted carpet and simple white walls, leading directly to the staircase that ascends to the first floor and provides access to the main living areas.

Kitchen 8'7" x 10'6" (2.61m x 3.20m)

The kitchen is well appointed with a range of cream-fronted cabinets topped with wood-effect work surfaces that provide ample preparation space. It benefits from natural light streaming through a front-facing window, and is fitted with a stainless steel extractor hood and a double sink and space for a cooker and washing machine.

Sitting and Dining Room 11'8" x 16'4" (3.56m x 4.97m)

The sitting and dining room offers a spacious and inviting area perfect for relaxing and entertaining. It is carpeted throughout with a neutral tone, enhancing the light that floods in through large glazed doors that open onto the rear garden. A charming brick fireplace adds character to the room, and the layout allows for flexible furniture arrangements.

Landing

The landing provides access to both bedrooms and the family shower room. It is carpeted and painted in a fresh white, maintaining the light and airy feel consistent throughout the property.

Bedroom 1 11'9" x 9'11" (3.59m x 3.02m)

Bedroom 1 is a bright and comfortable room with two windows allowing plenty of natural light and pleasant views. It is carpeted in a soft neutral shade and offers ample space for bedroom furniture. The room also features built-in wardrobes providing useful storage.

Bedroom 2 11'9" x 8'8" (3.58m x 2.64m)

Bedroom 2 is another well-proportioned double room with a large window overlooking the front of the property, bathing the space in natural light. It is finished with neutral carpeting and white walls, offering a calm and restful atmosphere.

Family Shower Room 5'3" x 5'9" (1.60m x 1.75m)

The family shower room is a modern and compact space featuring a corner shower enclosure with glass doors, a pedestal wash basin, and a close-coupled WC. The room is finished with patterned flooring and part-tiled walls, complemented by a frosted window for privacy and natural light.

Rear Garden

The rear garden is a delightful outdoor space featuring a paved patio area ideal for seating or alfresco dining. Beyond this, a raised lawn is bordered by stone walls and gravel, enclosed by wooden fencing and mature hedges, providing privacy and a pleasant green outlook. The garden enjoys an open view over Russells Meadow, creating a peaceful and inviting environment.

Services





We understand that the property has gas fired central heating, mains electric, mains water and mains drainage.

Broadband Speed: Basic 19 Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps.

Flood Risk: High (although the property has never flooded)

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.



Directions

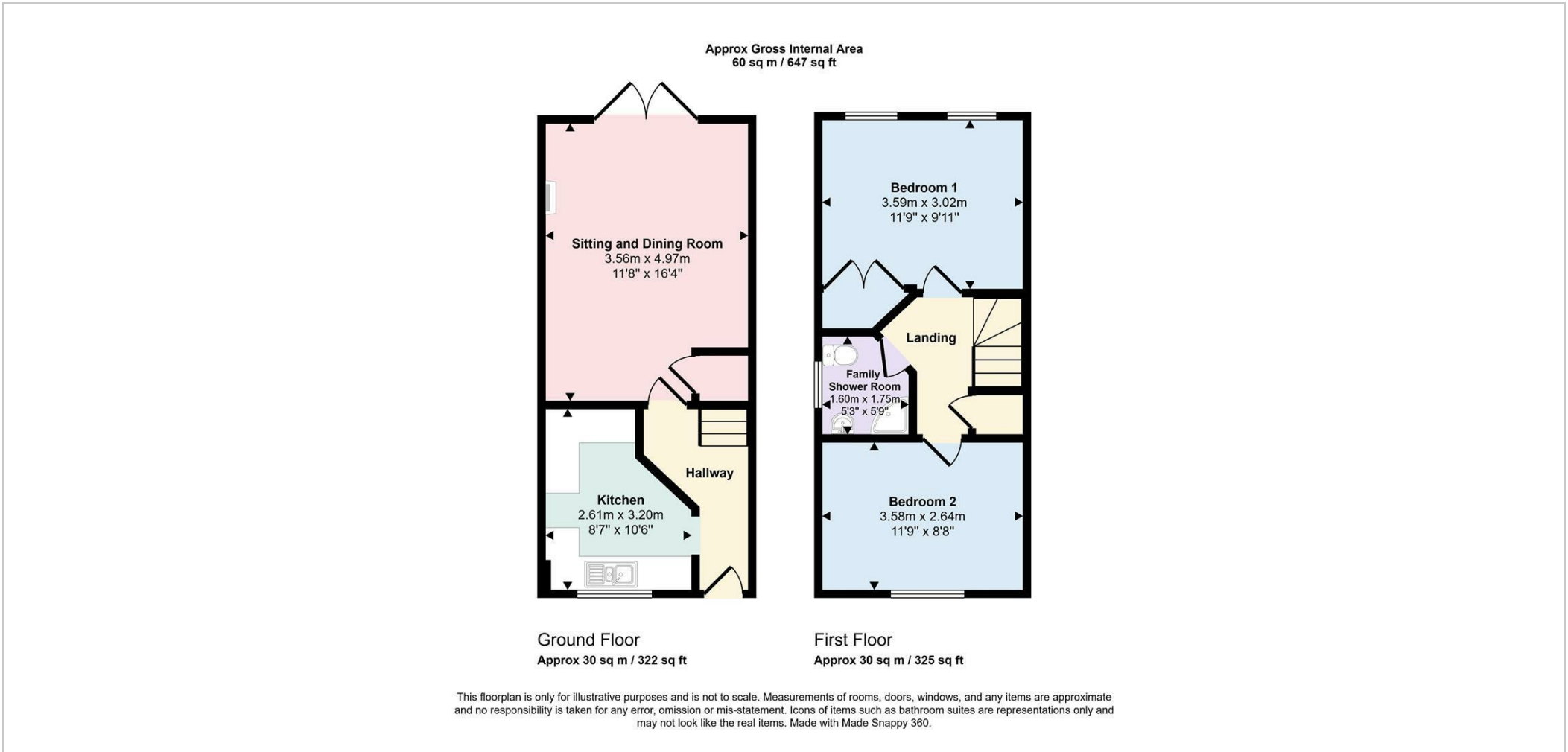
Please use the what3words app to locate the property using this reference [///chosen.arriving.lilac](https://www.what3words.com/choosen.arriving.lilac).







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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