



SAMUEL WOOD



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76 Stretton Farm Road, Church Stretton, Shropshire, SY6 6DX

Offers In The Region Of £375,000



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- Wonderfully Presented 2 Bedroomed Semi-Detached Property
- Delightful Front and Rear Gardens
- Sunroom with Access to the Garden and Bedroom
- Gas Central Heating and Double Glazing
- Popular Location within Walking Distance to Town
- Lots of Storage Space
- Garage and Parking for 2 Vehicles
- Local Amenities and Transport Links to Wider Network

This attractive semi-detached bungalow offers spacious, well-proportioned accommodation, ideally situated within a sought-after cul-de-sac on the outskirts of the highly desirable market town of Church Stretton. Beautifully presented throughout and maintained to an exceptional standard, the property has been thoughtfully improved in recent years to provide comfortable, versatile living accommodation ideally suited to a range of purchasers.

The property benefits from gas-fired central heating and double glazing throughout, and offers well-appointed accommodation that is both spacious and practical. The layout briefly comprises a welcoming entrance hall with useful storage cupboard, a generous and light-filled living room, and a recently upgraded kitchen fitted with a range of quality solid oak units and integrated appliances. An inner hallway provides access to a contemporary shower room and two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and enjoys direct access, via French doors, to the delightful sunroom, creating a wonderful additional reception space with views over the garden.

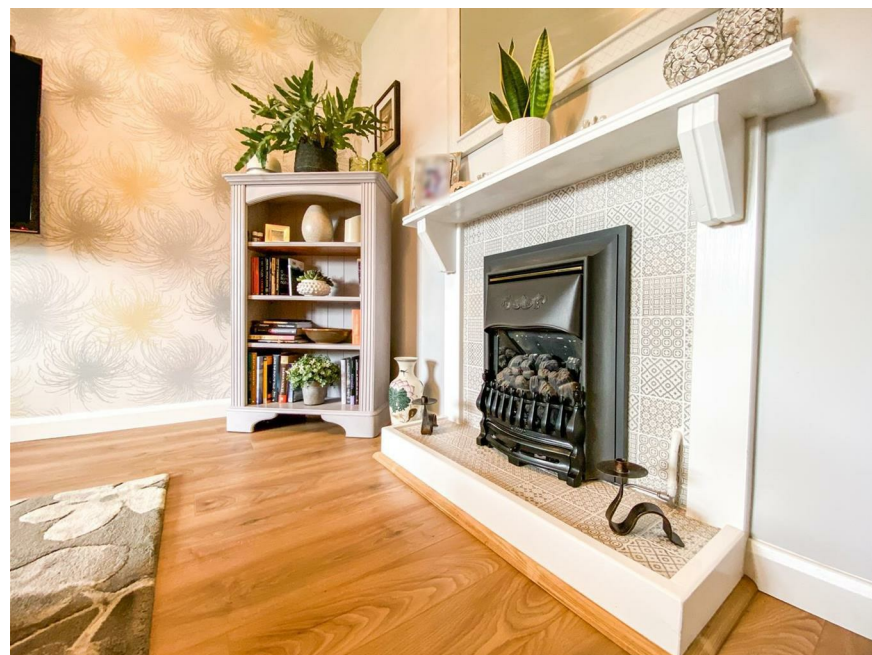
The delightful rear garden is a particular feature of the property, offering a high degree of privacy and an attractive array of mature shrubs, flowering plants and established borders, providing colour and interest throughout the seasons. Thoughtfully designed seating areas are positioned to make the most of the property's enviable outlook, allowing residents to enjoy the far-reaching views whilst following the sun throughout the day.

A detached garage, currently utilised as a workshop, provides excellent storage and versatile space, ideal for hobbies, projects or additional household storage requirements.

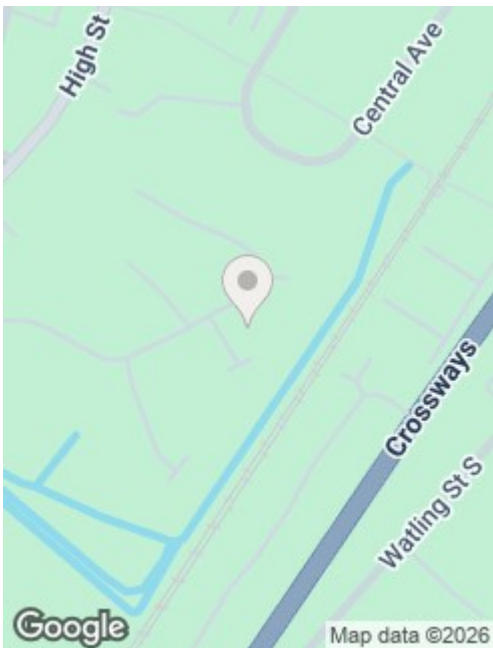
To the front, the property is complemented by a generous and beautifully maintained garden, enhanced by a variety of attractive flowering plants and established landscaping. The driveway provides off-road parking for at least two vehicles, ensuring ample space for residents and visitors alike.

Church Stretton is renowned for its stunning surroundings and excellent range of local amenities, including a variety of independent shops, highly regarded public houses, cafés and restaurants, together with a school and mainline railway station. The town also benefits from excellent road connections via the nearby A49, with the county town of Shrewsbury approximately 15 miles to the north and the historic market town of Ludlow around 16 miles to the south.

Combining well-presented accommodation, attractive gardens and a desirable location, this superb bungalow presents a wonderful opportunity for prospective purchasers. Early viewing is highly recommended, and interested parties are invited to contact the office to arrange an appointment.







Directions

Please use the what3words app to locate the property by using reference [///ripe.tasteful.shipyards](https://www.what3words.com/ripe.tasteful.shipyards) this will take you to the driveway of the property.

Services: We understand that the property has Gas fired central heating, mains electric, mains water and mains drainage. EPC C

Broadband Speed: Basic 16 Mbps, Superfast 42 Mbps

Flood Risk: Low.

Tenure: Freehold

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

Council Tax Band: D

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

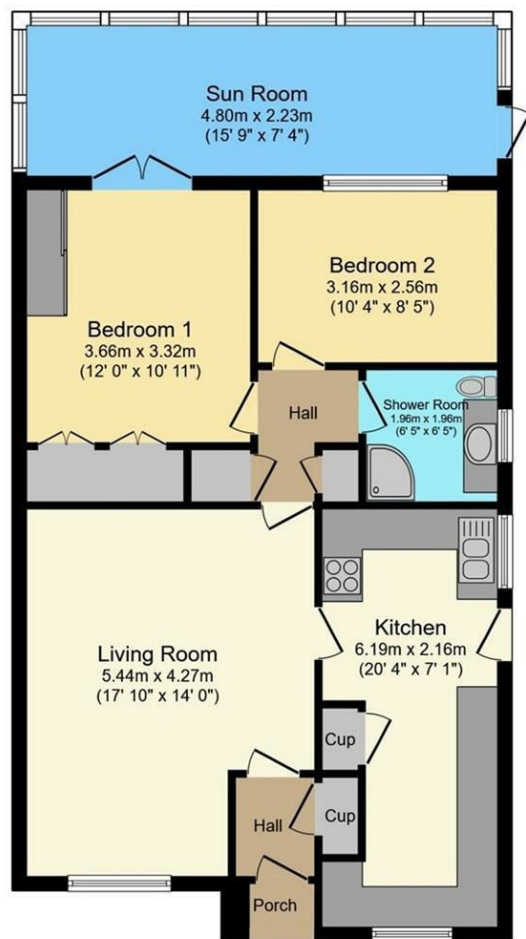
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.

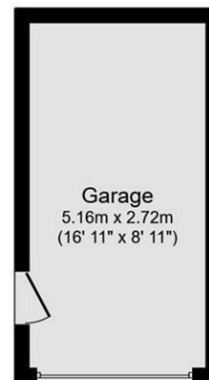
Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.







Floor Plan



Garage

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
 10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
 Tel: 01588 672728 | cravenarms@samuelwood.co.uk