



Oaken, 36 Alison Road, Church Stretton, SY6 7AT

Shrewsbury & Country House Sales

MILLER
EVANS



Oaken, 36 Alison Road, Church Stretton, SY6 7AT

Guide Price £475,000 Freehold

- A well balanced, much improved detached property.
- Comfortable lounge/dining room, with views over the Longmynd to the front, leading to garden room with double doors to the garden
- Newly fitted kitchen, cosy snug and study
- Ground floor double bedroom and newly refurbished bathroom with shower
- Two double bedrooms and shower room to the first floor
- Garage, with parking on the drive
- Well stocked and well maintained gardens, terraced at the rear
- Stunning views of the Longmynd and surrounding hills



This detached, three bedroom, property, has been extended and improved over the years and offers spacious and versatile accommodation briefly comprising on the ground floor: reception hall, comfortable lounge/dining room leading to a garden room, with double doors to rear, private garden; newly fitted kitchen; study; cosy snug; ground floor double bedroom; and recently refurbished bathroom. Upstairs: two double bedrooms, shower room and an airing cupboard. Beautiful, well stocked and established garden to the front, side and rear, with stunning views of the local hills. The property benefits from gas fired central heating and double glazing.

The property is pleasantly situated in a particularly sought after and quiet residential area of Church Stretton and is only a short distance from Church Stretton town centre. Church Stretton is a small, historic market town, situated in the beautiful Shropshire Hills Area of Outstanding Natural Beauty, and is home to the Carding Mill Valley, an immensely popular National Trust area, well frequented by walkers. The area provides an array of outdoor activities and direct access to some of Shropshire's finest walks. The town boasts a wide range of amenities, including primary and secondary schools, leisure centre, rail and bus services, doctor and dentist, supermarket, local butcher, churches, and a range of local cafes, bars and restaurants.







ENTRANCE PORCH
3'3" x 4'0"

HALLWAY
15'7" x 9'8"

LOUNGE / DINING ROOM
30'5" x 12'0"
Sliding doors to::

GARDEN ROOM
4'0" x 15'1"
French doors to rear garden

KITCHEN
10'10" x 12'0"
Newly fitted with a range of matching wall and base units

SNUG
10'11" x 8'3"

GROUND FLOOR BEDROOM
12'8" x 10'10"



BATHROOM
7'7" x 8'4"
Panelled bath, shower cubicle, wash hand basin, wc

STUDY
9'10" x 9'4"
Door to Garage

STAIRCASE rising from the hallway to **FIRST FLOOR LANDING**

BEDROOM 1
12'3" x 13'10"
Built in wardrobe
Large eaves store cupboard.

BEDROOM 2
11'6" x 11'1"
Built in wardrobe
Large eaves store cupboard

SHOWER ROOM
5'6" x 4'11"
Shower cubicle, wash hand basin, wc



GARDENS AND GROUNDS

GARAGE

21'1" x 9'4"

Door to Study.

The property is approached over a tarmac driveway, providing parking and access to the: garage; front and side gardens, with mature shrub and flower beds and borders; and pathway to the reception area.

To the rear is: a well maintained, terraced and private garden, laid to lawn with well stocked flower and shrub borders; paved patio providing ideal seating/entertaining space. Steps lead to a further lawned area, also with patio areas providing seating with beautiful views, further well stocked borders, mature hedging, and a majestic Oak tree.

HOW TO GET THERE

When approaching the traffic lights from the Shrewsbury direction, turn onto the B4371. Take first left onto Watling Street North. Continue to Cwms Lane and turn immediately right onto Helmeth Road. Take the second right onto Alison Road, where the property will be found.



Total area: approx. 2211.4 sq. feet (Including Eaves)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced. This property may be subject to additional management charges.

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DO YOU HAVE A PROPERTY TO SELL ?

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SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

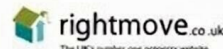
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
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