



OAK FIELD, LEEBOTWOOD, CHURCH STRETTON

OFFERS IN THE REGION OF £450,000

Wrights
Estate Agents

Established 1972

OAK FIELD, LEEBOTWOOD, CHURCH STRETTON, SY6 6LU

OAK FIELD, LEEBOTWOOD

The Property lies on the fringe of the village of Leebotwood and enjoys open views to the rear over adjacent fields and towards the Lawley Hill.

It is a detached traditionally constructed house dating from around 1919 and in brief includes hall, two reception rooms, kitchen, rear hall/study, utility, three bedrooms and bathroom.

It benefits from gas fired central heating and upvc double-glazed windows.

The Property occupies around an estimated **1.25 acres of land** including the front driveway, garden area with three timber sheds, outside wc, fruit trees and two pasture paddocks.

Directions: From Church Stretton travel north

towards Shrewsbury. After two miles just past the bridal wear showroom and garden shop the property lies on the right hand side.

Alternatively use the 'what 3 words' address on your smartphone: [///printer.convey.trombone](https://www.what3words.com/printer.convey.trombone)

<https://www.what3words.com/printer.convey.trombone>



Leebotwood is a small village in south Shropshire. It is about 9 miles south of Shrewsbury and 3.5 miles north of Church Stretton.

There is a village hall, church and The Pound Inn/restaurant. The bus route between Shrewsbury and Ludlow passes through the village.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills midway between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town it offers excellent shopping facilities, including a supermarket, specialist shops, ladies and men's fashion shops, and a building society agency based in 'Wrights' Estate Agents.

Including; the picturesque neighbouring villages of All Stretton and Little Stretton it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

(supplied with ample power points throughout)

Wooden partly glazed Front Door to:

ENTRANCE HALL with fitted carpet, staircase with fitted chair lift (optional) ascending to the first floor.

SITTING ROOM (4.60m x 2.70m approx)(15'9" x 8'8" approx) with windows to front and rear, fitted carpet, wood surround fireplace with mantel, marble inset, hearth and gas coal effect fire. TV point, radiator and understairs cupboard.

DINING ROOM (4.60m x 3.60m approx)(15'9" x 11'8" approx) with fitted carpet, radiator, front and rear windows, tv point, telephone point and cast iron fireplace.

KITCHEN (4.60m x 2.30m approx)(15'9" x 7'5" approx) with vinyl floor, built-in units with six floor cupboards and three wall cupboards. Laminate worktops, stainless steel sink unit, recessed floor to ceiling storage cupboard, radiator, two windows, fluorescent striplight, internal small window overlooking the study/rear entrance.



ACCOMMODATION continued...

REAR HALL/STUDY (3.20m x 2.80m approx)(10'4" x 9'1" approx) window UPVC glazed rear door and door to:

UTILITY ROOM (3.20m x 1.85m approx)(10'4" x 6'0" approx) with glazed sink, plumbing for washing machine, window and the wall mounted gas fired 'Worcester' central heating boiler.

First FLOOR LANDING with fitted carpet, rear window and three wall light fittings.

BEDROOM 1 (3.60m x 3.50m approx)(11'8" x 11'4" approx) with fitted carpet, two front windows, radiator, tv point, two built-in wardrobes with cupboards over and bookshelves.

BATHROOM with fitted carpet, panelled bath with independent shower over, wc and washbasin with cupboard below. Radiator and tiled surrounds.



ACCOMMODATION continued...

BEDROOM 2 (4.60m x 2.70m approx)(15'0" x 8'8" approx) with fitted carpet, two windows, fitted carpet and radiator.

BEDROOM 3 (2.60m x 2.45m approx)(8'5" x 8'0" approx) with fitted carpet, front window, radiator and wall shelf.

OUTSIDE : The property is approached off the main road over a partially shared driveway with driveway leading into Oak Field. The House enjoys established gardens to all sides with useful timber sheds and double gate leading onto the first pasture paddock and then onto the second. In all the land extends to around 1.25 ACRES.

TENURE We understand the Property is FREEHOLD. The present owner holds a Goods Vehicle Operating Licence for the property for up to three vehicles which may be of interest to any new owner of the property.

SERVICES We understand mains gas, electricity, water are connected. Septic tank drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

COUNCIL TAX Band 'D'

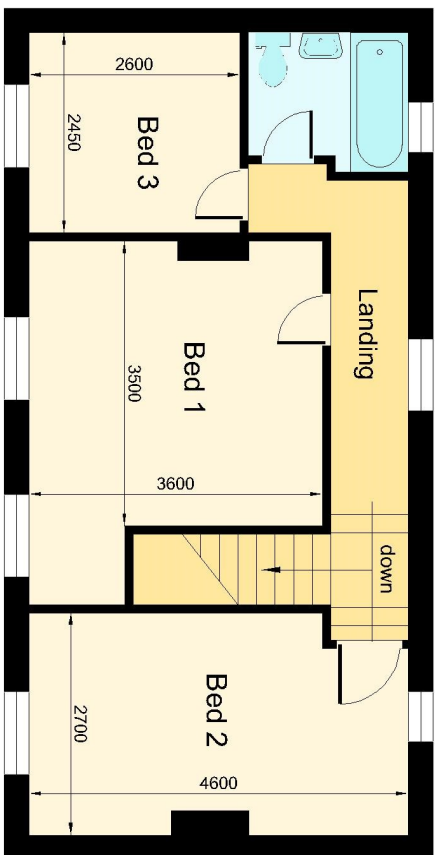
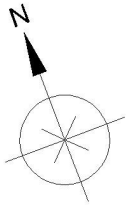
WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457500500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000

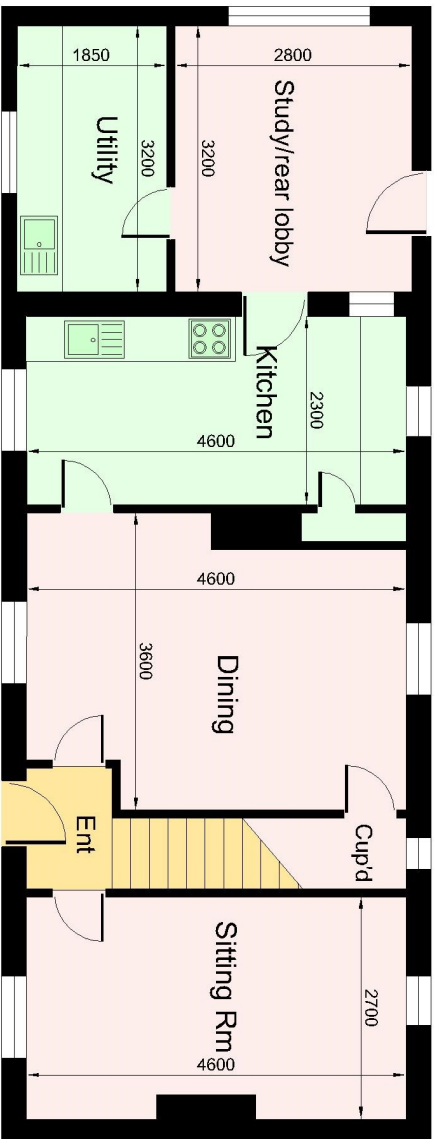
VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstreton.co.uk

FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

IMPORTANT NOTICE: Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. 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. If there is any point that 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.



Floor Plan



Ground Floor

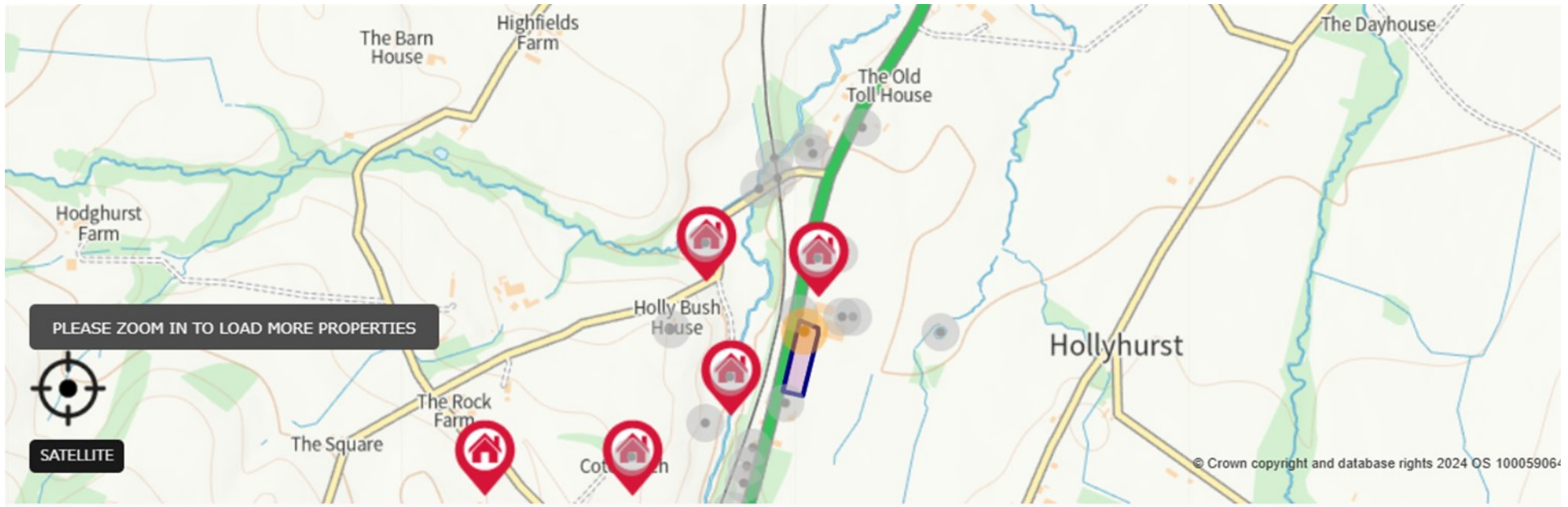
Total Floor Area 107 Sq m (1150 Sq ft.)

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Oak Field
Leebotwood
Church Stretton
SY6 6LU



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