



**THE SQUIRRELS, 21 HAZLER ORCHARD, CHURCH STRETTON**

**OFFERS IN THE REGION OF £765,000**

**Wrights**  
Estate Agents

Established 1972



## THE SQUIRRELS, 21 HAZLER ORCHARD, CHURCH STRETTON SY6 7AL

### THE SQUIRRELS, 21 HAZLER ORCHARD

The Property is a detached spacious and very well appointed residence traditionally constructed in 1986 by local builders.

The well established gardens are certainly a feature of this property with large gravelled front forecourt, paved steps with brick walling and well stocked borders with variety of shrubs, heathers and a decked area with superb views.

The rear terraced gardens include paved, lawn and gravelled level areas with paved steps ascending to the well stocked gardens with variety of shrubs with mature boundary hedgerows.

The accommodation includes reception hall, sitting room, dining room, kitchen/breakfast room, utility room, study, landing, four bedrooms one having an en-suite bathroom, family bathroom and a fifth bedroom at present is used as a study. There is a large garage.

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



Hazler Orchard, a sought-after residential area, lies on the eastern slopes of the Stretton Valley.

No 21 enjoys breath-taking views over the town towards the Long Mynd range of hills

The town centre facilities are within about fifteen minutes walking distance.



### 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

The Property is fronted by a large gravelled forecourt leading to the double garage. Paved illuminated steps with brick walls ascend to the front entrance and balcony.

**Outer cover PORCH** with hard wood front door with brass door furniture. Double glazed side windows to:

**Spacious RECEPTION HALL** with feature vaulted style ceiling with exposed beams, fitted carpet, wall light fitting, two radiators, two power points dado rail and balustrade **STAIRCASE** with fitted carpet descending to the double garage.

**CLOAKROOM/WC** with fitted carpet, window, radiator, wc, washbasin with mirror, light and shaver point over. An additional useful cloak store.

**SITTING ROOM** (6m x 5m approx)(19'6" x 16'4" approx) with fitted carpet, large double glazed windows/sliding doors to the balcony. Feature brick surround fireplace with 8kw 'Clearview' wood burner, tiled hearth and oak beam over. Coving, two radiators, tv point, six power points and double doors to:





**ACCOMODATION continued...**

**DINING ROOM** (4.2m x 4m approx)(13'7" x 13'1" approx) with fitted carpet, coving, radiator, six power points and door to kitchen. Also sliding patio to rear paved area and garden seating.

**KITCHEN/BREAKFAST ROOM** (4.8m x 4m approx)(15'7" x 13'1" approx) with tiled floor, extensive range of matching built-in units including laminate worktops, tiled splashbacks, 'Schock' granite one and half bowl sink and drainer, eleven floor soft close cupboards including deep pan drawers, nine wall cupboards, two glazed wall china cabinets all with under cupboard lighting. Peninsula semi-room divider unit with cupboards under. Integrated 'Neff' dishwasher, four burner hob, gas on glass with extractor hood over, combination oven, grill and microwave over slide and hide single oven and large warming drawer. Tall fridge/freezer, two windows, radiator, ample power points, tv point, ceiling spotlights and recessed storage cupboard.





## ACCOMMODATION continued...

**UTILITY ROOM** with tiled floor, floor cupboard, laminate worktop, deep white sink unit and drainer, plumbing for washer and dryer, two wall cupboards, wall mounted gas fired 'Worcester Bosch central heating boiler. Half glazed door to side paved walkway and integral store.

**STUDY** (3m x 2.3m approx)(9'8" x 7'5" approx) with fitted carpet, coving, radiator, window, telephone point and two power points.

From reception hall Balustrade **STAIRCASE** with fitted carpet ascends to the **First FLOOR LANDING** with fitted carpet, ceiling hatch to roof space, coving, recessed storage cupboard and large walk in airing cupboard with shelving and a mega flow hot water cylinder.

**BEDROOM 1** (4.1m x 3.8m approx)(13'42 x 12'4" approx) with fitted carpet, double aspect windows with views over side and rear garden. Radiator, two double wardrobes and six power sockets telephone and tv ariel socket. Door to:

**EN-SUITE SHOWER ROOM** with wood laminate flooring, window, ladder towel heated radiator, fully tiled walls and white suite comprising panelled bath with screen and shower fitting including rain shower head, wc and washbasin with mirror, light and shaver point over.





**ACCOMMODATION continued...**

**BEDROOM 2** (3.9m x 3m approx)(12'7" x 9'8" approx) with fitted carpet, front window with superb views, radiator, double recessed wardrobe and six power points.



**BEDROOM 3** (4m x 3m approx)(13'1" x 9'8" approx) with fitted carpet, window offering a stunning view of the rear garden, radiator, double wardrobe and six power points.



**BEDROOM 4** (3.9m x 3m approx)(12'7" x 9'8" approx) with fitted carpet, front window with superb views, double wardrobe, radiator and six power points.





**ACCOMMODATION continued...**

**BEDROOM 5/STUDY** (3m x 2.3m approx)(9'8" x 7'5" approx) with fitted carpet, two windows, radiator, four power points and telephone point. At present used as second study.



**BATHROOM** with vinyl floor, window, half tiled walls, radiator, window, whisper grey suite with panelled bath with tiled surround, screen and shower fitments, wc, bidet and washbasin with mirror over, light and shaver point.



**LARGE DOUBLE GARAGE** (7.1m x 6.9m approx)(23'2" x 22'6" approx) with twin remote roll up doors, fluorescent lighting, eight power points, understairs storage cupboard, floor storage cupboards and cold water tap. Internal door leading to the staircase ascending to the main reception hall.





**TENURE** We understand the Property is FREEHOLD

**SERVICES** We understand mains gas, electricity, water and drainage are connected.

**COUNCIL TAX** Band 'F'

**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@wrightschurchstretton.co.uk

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

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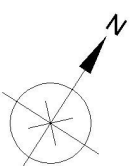


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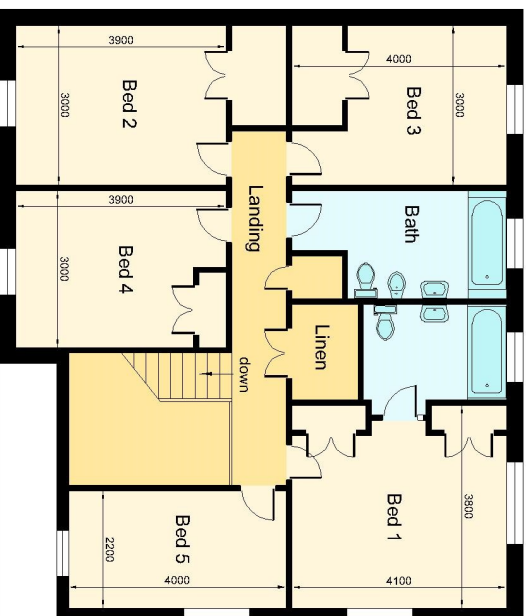




Score	Energy/rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



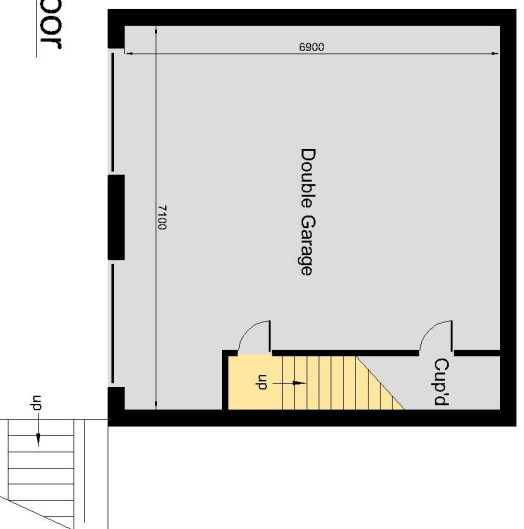
## First Floor



## Upper Ground Floor



## Lower Ground Floor



Total Floor Area of House 236 Sq m (2537 ft<sup>2</sup>)

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 Church Stretton  
 SY6 7AL