



LOHLANDS, MADEIRA WALK, CHURCH STRETTON, SY6 6JQ

OFFERS IN THE REGION OF £375,000

Wrights
Estate Agents

Established 1972

LOHLANDS, MADEIRA WALK, CHURCH STRETTON, SY6 6JQ

LOHLANDS

This individually designed residence was traditionally built in the 1980s.

It takes advantage of the terraced plot and enjoys Superb views over the Stretton Valley to the Helmeth and Caer Caradoc hills.

The main accommodation is on the upper floor with sitting room, dining room, kitchen, bedroom and shower room. There is potential to extend or re-design the property to incorporate the existing lower floor area, which although presently approached externally includes a store room and self-contained bedsitter style room with kitchen area and en-suite shower.

It benefits from modern electric radiators throughout and upvc double-glazed windows.

There is a double car covered carport and terraced gardens with paved steps and level decked area.



Lohlands is located in the heart of this south Shropshire market town close to the beautiful Carding Mill Valley, owned by the National Trust, and providing access to the Long Mynd Hills and Valleys, popular with walkers runners and cyclists.

The senior and junior schools, recreational parks, town centre amenities, railway and bus service are all with easy 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.

LOHLANDS
ACCOMMODATION

Front Entrance Door with glazed panel to kitchen.

SITTING ROOM (4.3m x 4m approx)(14'1" x 13'1" approx) with oak boarded floor, radiator, electric radiator, telephone point, six power points, rear window and large patio sliding window to the front balcony. Doors to kitchen and dining room



DINING ROOM (4.3m x 2.5m approx)(14'1" x 8'2" approx) with oak boarded floor, electric radiator, four power points and two windows. Agents Note: This room could be utilized as a bedroom)

KITCHEN (4.3 x 2.3 approx)(14'7" x 7'5" approx) with tiled floor, built-in matching units including five floor cupboards and drawers, laminate worktops, tiled splashbacks, sink unit with drainer, integrated tall fridge/freezer, 'Bosch' ceramic induction four ring hob with 'Bosch' electric oven below and cooker hood over. Five wall cupboards, space for dishwasher, six power points, recessed floor to ceiling cupboard with plumbing for washing machine, recessed double cupboard with shelving and space for tumble dryer. Two windows.



ACCOMMODATION continued...

KITCHEN (4.3 x 2.3 approx)(14'7" x 7'5" approx) with tiled floor, built-in matching units including five floor cupboards and drawers, laminate worktops, tiled splashbacks, sink unit with drainer, integrated tall fridge/freezer, 'Bosch' ceramic induction four ring hob with 'Bosch' electric oven below and cooker hood over. Five wall cupboards, space for dishwasher, six power points, recessed floor to ceiling cupboard with plumbing for washing machine, recessed double cupboard with shelving and space for tumble dryer. Two windows.



BEDROOM (4.3m x 3.5m approx)(14'1" x 11'4" approx) with oak boarded floor, two windows, electric radiator, bedhead pull cord light switch, four power points and one wall with built-in wardrobes with mirrored sliding doors.



SHOWER ROOM with tiled floor, window, heated towel rail, tiled surrounds, white suite with walk-in shower, WC and washbasin with mirrored cupboard over, extractor fan, ceiling spot-lights and ceiling hatch to roof space.



ACCOMMODATION

There are paved steps descending at both ends of the property leading to wooden decked area with access to the lower level accommodation.

SELF-CONTAINED ONE ROOM APARTMENT or (Bedsitter) (4.3m x 3.5m approx) (14'1" x 11'4"

approx) sliding entrance door with window adjacent, tiled and underfloor heating, sitting and bed area, kitchen area with three floor cupboards and laminate worktop, tiled splashbacks, stainless steel sink unit and double wall cupboard. Six power points, ceiling spotlights and door to **EN-SUITE SHOWER** with tiled floor with underfloor heating, fully tiled walls, window, white suite with washbasin and walk-in shower with independent fittings.



STORE ROOM (4.3m x 4.1m approx)(14' X 13'4" approx) with part split-level floor, light, power and window.

DOUBLE CARPORT (5m x 4.8m approx)(16'4" x 15'7" approx)

TENURE We understand the Property is FREEHOLD

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

COUNCIL TAX Band 'D'



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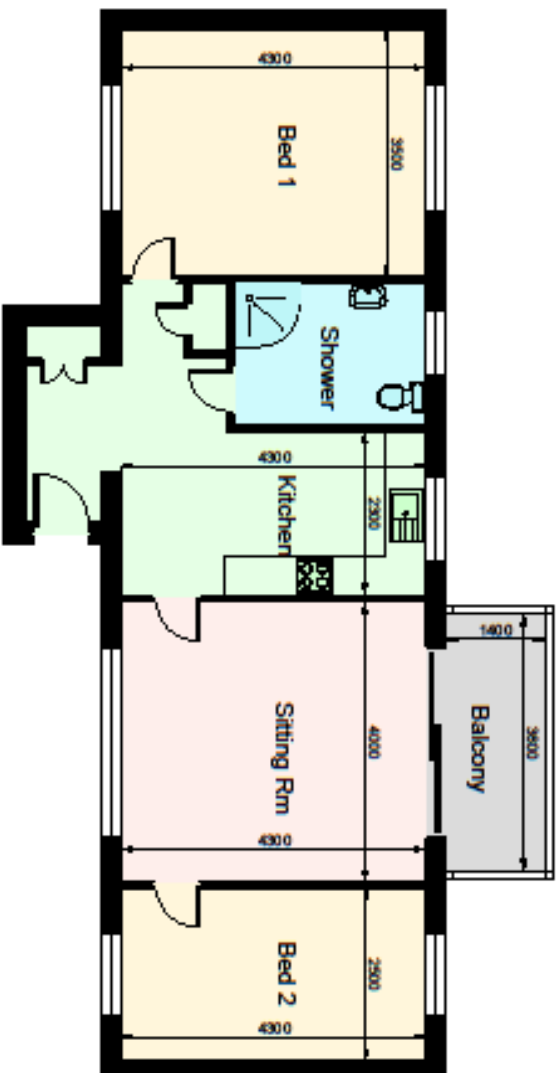
WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457500500

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

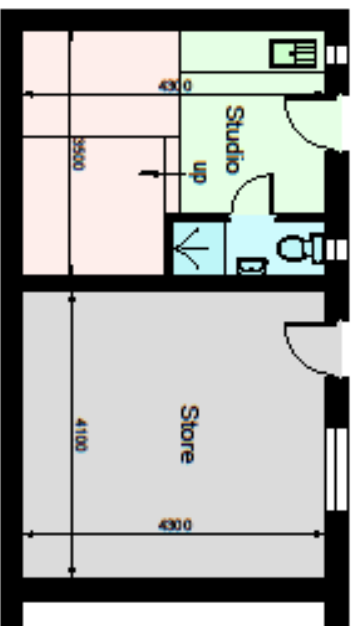
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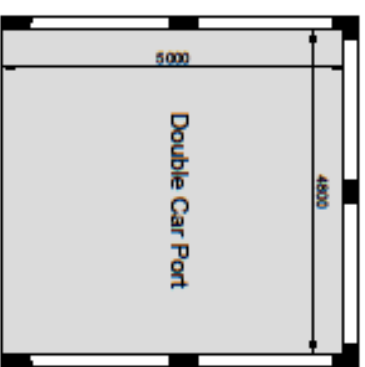
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Upper Ground Floor



Lower Ground Floor



Carport

Lohlands
Madeira Walk
Church Stretton
SY6 6JQ

Total Floor Area of House 83 Sq m (892 ft²)

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