



4 VILLAGE POINTE, CROSSWAYS, CHURCH STRETTON, SY6 6PF

OFFERS IN THE REGION OF £197,500

Wrights
Estate Agents
Established 1972

**4 VILLAGE POINTE
CROSSWAYS
CHURCH STRETTON
SY6 6PF**

- Modern development of sixteen self-contained apartments
- Well maintained communal areas and grounds
- Gas central heating
- UPVC double glazing
- Private off road car park
- Viewing highly recommended



x 1/2		Shrewsbury 13miles
x 1		Ludlow 14 Miles
		Chester 30 Miles
x 1		Birmingham 50 Miles

**4 VILLAGE POINTE
CROSSWAYS
CHURCH STRETTON
SY6 6PF**

Village Pointe is a modern and well appointed development of 16 self-contained apartments occupying ground and first floor locations, and convenient for the town centre facilities.

It was constructed in 2002 by Jennings Homes, Shrewsbury and incorporates some contemporary design features; including a central glass Atrium, fire alarm system, well appointed apartments with gas fired central heating and UPVC double-glazing.

There are communal areas, easily managed gardens, a dedicated parking space for each apartment, one visitors parking space, bin room, spacious reception hallway, and rear entrance door. Both the front and rear doors feature security systems.

NO UPWARD CHAIN



4 Village Pointe is located on the ground floor at the rear of the development.

The property comprises of a reception hall, sitting room with glazed doors to the sun room off, dining room or bedroom, bedroom, and shower room.



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

ENTRANCE HALL with part tiled and carpeted floor, coving, radiator, two power points, main door answering phone and three floor to ceiling storage cupboards. Boiler cupboard housing the 'Vaillant' gas central heating boiler.

SITTING ROOM (5.5m X 3.9m approx)(18' x 12'7" approx) with fitted carpet, coving, range of built-in wall shelving units with light. Rear window with blinds, TV aerial point, telephone point, radiator, eight power points, part glazed door to the sun room, and glazed panelled double doors to kitchen.

SUN ROOM (2.9m x 1.3m approx)(9'5" x 4'2" approx) with tiled floor, two power points, rear facing fully glazed windows, and double sliding doors to outdoor gravelled area.



ACCOMMODATION continued...

BEDROOM 1/OR DINING ROOM (4.8m x 3m approx)(15'7" x 9'8" approx) with fitted carpet, coving, radiator, floor to ceiling built-in cupboards, telephone point, TV aerial point, six power points, door to hall, and glazed double doors to the sun room.



KITCHEN (4.1m x 1.8m approx)(13'4" x 5'9" approx) with tiled floor, range of built-in units; including laminate worktops with tiled surrounds, five floor cupboards, (including drawers) nine wall cupboards, and two glass fronted wall cupboards with shelving below.

Stainless steel double sink unit, integrated 'Neff' four ring hob with oven below. Built-in fridge, freezer, and washing machine. Six power points.



BEDROOM 2 (3.4m x 2.6m approx) (11'1" x 8'5" approx) with fitted carpet, coving, radiator, window, five floor to ceiling built in wardrobes, with bedhead space, and cupboards and light over. Dressing table with drawers and two power points.



ACCOMMODATION continued...

SHOWER ROOM with tiled floor, white suite with fully tiled walk in shower, WC, and washbasin. Wall mirror, shaver point, radiator, and extractor fan.

TENURE The Property is leasehold on a 125 year lease commencing 2002. Further details on request. Annual service charge paid six monthly of £700.00 (Total £1,400)

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

COUNCIL TAX Band 'B'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

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

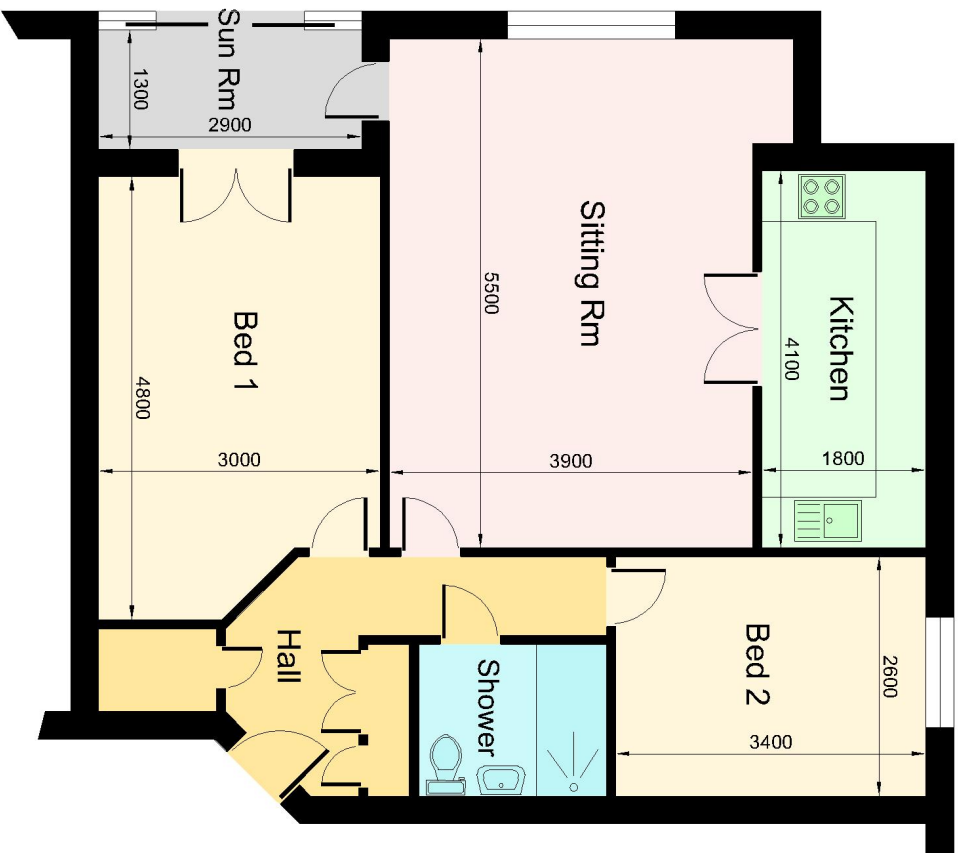
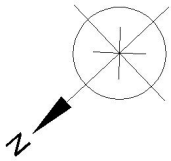


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Ground Floor

Total House Floor Area 70 Sq m (753 Sq ft)

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Church Stretton
SY6 6 PF