



4 VICTORIA COURT, CUNNERY ROAD, CHURCH STRETTON, SY6 6AF


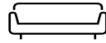
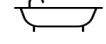
OFFERS IN THE REGION OF £277,500

Wrights
Estate Agents
Established 1972

**4 VICTORIA COURT
CUNNERY ROAD
CHURCH STRETTON
SY6 6AF**

- First floor self contained apartment
- Stunning open views
- Scope to create an en suite facility
- 999yr lease & share of freehold
- Located on the fringe of the town
- Close to Rectory Wood & Fields Nature Reserve
- Garage and parking
- Communal gardens
- Deceptively spacious accommodation
- Oil fired central heating
- Part UPVC double glazed (new windows installed 2020)
- Viewing highly recommended
- No upward chain



2 - 3 x		Shrewsbury 13 miles
1 x		Ludlow 14 miles
1 x		Telford 20 miles
		Birmingham 50 miles





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An amazing location next to a nature reserve that needs to be viewed to be fully appreciated.

There is scope to re-arrange accommodation and create a main bedroom with dressing room off and an en suite could be installed using storage room above stairs and close to existing water supply from the kitchen.

4 Victoria Court occupies a first floor location approached via its own private front door with stairs ascending to the landing. It has been very well maintained and updated over the years with mainly upvc double glazing and part secondary glazing and oil fired central heating.

The deceptively spacious, versatile accommodation includes sitting room, living room, kitchen/breakfast room, two bedrooms and bathroom.

There is parking on the communal areas, and No 4 has its own garage, although this is currently used for storage.

The Gardens belonging to Victoria Court are communal and well established with large lawn area that is ideal for children and surrounded with established hedgerows and trees.



Victoria Court is a large and substantial residence comprising of six self contained apartments with their own private entrances and has ample parking areas.

Located on the fringe of the popular south Shropshire market town of Church Stretton its takes full advantage of the surrounding wooded slopes and extensive views over the town towards the Helmeth and Hazler Hills.

Number four is sold with its own garage.



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

Wooden Front door to small **ENTRANCE HALL** with wooden tread **STAIRCASE** ascending to the first floor.

LANDING with vinyl wood effect flooring, bay window with superb views and doors to the sitting room and kitchen.

SITTING ROOM/SNUG (4.90m x 2.60m approx)(16'0" x 8'5" approx) with fitted carpet, wood surround fireplace with stone effect inset and log burner. Two windows, picture frame rail, radiator, six power points and telephone point. Large recessed storage cupboard with window, radiator and shelves.

LOUNGE ROOM (4.90m x 2.60m approx)(16'0" x 8'5" approx) with fitted carpet, two windows, radiator, period fireplace, six power points and recessed storage cupboard.



ACCOMMODATION continued...

KITCHEN/BREAKFAST ROOM (3.90m x 3.40m approx)(12' x 11'1" approx) with vinyl floor, window, picture frame rail, matching built in units including four floor cupboards, wooden butcher block style worktops, tiled surrounds and five wall cupboards including two glass china cabinets. Integrated sink unit, 'Smeg' four ring ceramic hob and 'Hotpoint' electric oven below. Space for fridge, ceiling spotlights and eight power points.

BEDROOM 1 (4.20m x 3.30m approx) (13'7" x 10'8" approx) with fitted carpet, picture frame rail, window, radiator and six power points.

BEDROOM 2 (adjacent to the sitting room/snug) (4.30m x 2.90m approx)(14'1" x 9'5" approx) with fitted carpet, picture frame rail, two windows, radiator, six power points and recessed floor to ceiling storage cupboard.

BATHROOM with vinyl floor, white suite with panelled bath, shower over and screen, wc and washbasin with mirror, strip light and shaver point above. Heated towel rail, window and ceiling spot lights.



GARAGE with double entrance doors and housing the oil central heating boiler and oil storage tank.

TENURE We understand the Property is Leasehold with a share of the Freehold. Service charge is £62.50/month internally managed by our own Management company and the lease is 999 years. Each tenant becomes a director of the ManCo.

This apartment can be used as your own/family holiday home, but may NOT be let as holiday accommodation. Well behaved pets are acceptable subject to the terms of the lease.

SERVICES We understand mains electricity, water, and drainage are connected. The central heating is oil fired. Strong WIFI is currently connected using BT/EE

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

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

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

4 Victoria Court
Cunnery Rd
Church Stretton
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Total House Floor Area 92 Sq m (989 Sq ft)