7 St. Andrews Close, Hope Bowdler, Church Stretton
SY6 7EN
£450,000 Region
To view this property please call us on 01694 724700
Ref: C6531/DE/MU
A spacious, high quality 4 bedroomed detached home in a pretty village setting.

The property benefits from oil-fired central heating, double glazing and has been constructed to a high quality of finish and an individual high quality cottage style design utilising traditional materials and affords the following accommodation :- entrance porch, reception hall, cloakroom with wc, 3 reception rooms, utility room, kitchen/dining room, conservatory, master bedroom with en suite bathroom and dressing room, 3 further bedrooms and main bathroom. Detached double garage, landscaped gardens.

The property occupies a lovely setting in a small cul-de-sac in the attractive and unspoilt village of Hope Bowdler, which is approx. one and a half miles from Church Stretton, 15 miles south of Shrewsbury and is well placed for access to Much Wenlock, Telford and Ludlow. Church Stretton has a good mainline rail services and good local schooling up to GCSE Level.
INSIDE THE PROPERTY

ENTANCE PORCH
With tiled floor.
Glazed entrance door leading to :-

ENTANCE HALL
With coved ceiling
Radiator cover
Understairs storage cupboard.

LOUNGE
13’1” x 20’6” (4.00m x 6.26m)
Natural stone fireplace with tiled hearth, inset coal effect gas fire
Double aspect windows
Deep window overlooking garden
Radiator cover.

DINING ROOM (currently used as sitting room)
14’9” x 10’11” (4.52m x 3.35m)
Radiator cover
Deep window overlooking front garden.

STUDY/SNUG
10’7” x 11’0” (3.23m x 3.35m)
Double aspect windows.

CLOAKROOM/WC
Low flush wc
With wash hand basin
Tiled floor and walls
Window.

UTILITY ROOM
10’7” x 7’11” (3.23m x 2.41m)
Range of oak units incorporating sink unit
Ranges of cupboards and drawers
Recesses for washing machine, dishwasher and fridge
Worcester oil-fired central heating boiler
Communicating door to conservatory.

GOOD Sized KITCHEN/DINING ROOM
10’8” x 20’6” (3.26m x 6.26m)
With a range of light oak finished units having granite work surfaces and incorporating stainless steel sink unit
Range of integrated appliances including Bosch oven and hob, Miele dishwasher, fridge and freezer
Matching dresser unit with glazed cupboards
Panelled wall and radiator cover
Folding double doors opening into :-

CONSERVATORY
Ceramic tile floor
Door to garden.

A STAIRCASE rises from the hall to the SPACIOUS LANDING with airing cupboard enclosing insulated cylinder and slatted shelving.

MASTER BEDROOM
15’11” x 10’5” (4.84m x 3.17m)

DRESSING ROOM
6’10” x 11’1” (2.09m x 3.38m)
Built in wardrobes.

EN SUITE BATHROOM
Panelled bath
Double sized shower cubicle with electric shower
Wash hand basin
Low flush wc
Tiled walls
Window.

BEDROOM 2
16’5” x 11’0” (5.01m x 3.35m)
Double aspect windows.
Built-in double wardrobe.

BEDROOM 3
10’7” x 9’9” (3.23m x 2.96m)
Fitted double wardrobe.

BEDROOM 4
10’7” x 8’6” (3.23m x 2.60m)
Range of built-in wardrobes.

BATHROOM
With panelled bath
Double sized shower cubicle with electric shower unit
Wash hand basin
WC low type flush
Window.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached via a wooden entrance gate with a paved path leading to the front porch, flanked by FRONT GARDENS laid to shaped lawns with shrub borders, paved patio and paths.
Paved path leads round to the SIDE and REAR of the property with further sun terrace, rockeries and flight of steps down to the gravelled driveway with double wooden access gates which leads to the garage.

DETACHED DOUBLE GARAGE
Twin double doors with PV panels being attached to the rear roof slope of the garage, assisting in reducing heating bills.
HOW TO FIND THIS PROPERTY

When approaching from Church Stretton proceed down Sandford Avenue, proceeding straight across at the traffic lights with the A49 and continue until reaching Hope Bowdler, which is signposted to Much Wenlock. Follow this road into Hope Bowdler, ignore the first right hand turn, but on the sweeping left hand bend turn right towards Ticklerton and then immediately left into St Andrews Close, where the property will be seen immediately on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?

ENERGY EFFICIENCY RATING

SERVICES

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

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors’ solicitors during pre-contract enquiries.

LOCAL AUTHORITIES

Shropshire Council
Frankwell, Shrewsbury
Tel: 0345 678 9000

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

DO YOU NEED A SURVEYOR?

We are Chartered Surveyors and will be pleased to give you advice on Surveys, Homebuyers Reports and other professional matters.