



**MONKS**

**41 Watling Street South**  
**Church Stretton**  
**SY6 7BQ**

3 bedroom Bungalow -  
Detached property  
Offers in the region of £375,000







\*\*\* IMPRESSIVE DORMER BUNGALOW WITH STAGGERING RURAL VIEWS  
FROM GARDEN \*\*\*

An excellent opportunity to acquire this deceptively spacious detached Bungalow offering versatile accommodation, ideal for a family or those looking to downsize yet requiring ample space.

Occupying an enviable position in the heart of this much sought after South Shropshire village, ideally placed for commuters with ease of access to the A49/M54 motorway network and local Railways Station.

The accommodation briefly comprises Reception Hall, Kitchen/Breakfast Room, Dining Room, Living Room, Conservatory, Utility Room, Three Bedrooms, Two Shower Rooms, Two Cloak Rooms and useful Attic Rooms.

The property has gas central heating, double glazing, driveway with ample parking and hard standing, detached double Garage and delightful mature gardens that rise to enjoy views of the South Shropshire Hills.

Offered for sale with No Upward Chain.

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#### LOCATION

The property occupies an enviable position in the heart of this popular market Town of Church Stretton, located ideally between Shrewsbury, Ludlow and Much Wenlock, perfect for commuters. Church Stretton is a totally self sufficient Town and boasts an excellent range of amenities including schools, supermarket, independent stores, restaurants cafes and public houses Churches, doctors and Railway Station with links to the County Town. There is some of Shropshire's finest hills, countryside and walks on the doorstep.

#### KITCHEN/BREAKFAST ROOM

Approached through the front door, the kitchen is fitted with a range of wooden base units with contrasting work surfaces over incorporating single stainless steel drainer sink. Further range of matching eyelevel cabinets and space for freestanding appliances.

#### UTILITY ROOM

An excellent working space with built-in cabinetry and stainless steel sink over. Ample space for freestanding appliances and door onto the garden and into a CLOAK ROOM with low level flush WC and hand wash basin.

#### DINING ROOM

A wonderfully proportioned room with built-in cabinetry leading directly off the kitchen and hallway.

#### LIVING ROOM

A wonderfully lit dual aspect room with bay window and log burning stove.

#### CONSERVATORY

Of generous proportions extending off the hallway and offering a versatile reception room or rear porch approach.

#### CENTRAL HALLWAY

Off which radiate the versatile arrangement of reception rooms and bedrooms.

#### PRINCIPAL BEDROOM

A spacious room with windows to the front and side, ample space for freestanding furniture.

#### BEDROOM TWO

Another excellent size double bedroom with views up to the garden and door into the

#### WET ROOM

With walking shower, low-level flush WC and wall mounted hand wash basin.

#### BEDROOM THREE

Another well proportioned room with window to side and built-in double wardrobe.

#### CONTEMPORARY SHOWER ROOM

Fitted with a recently installed suite comprising large walk-in shower with shower board boarding, hand wash sink set into vanity unit and heated towel rail.

#### CLOAK ROOM

With low-level flush WC.

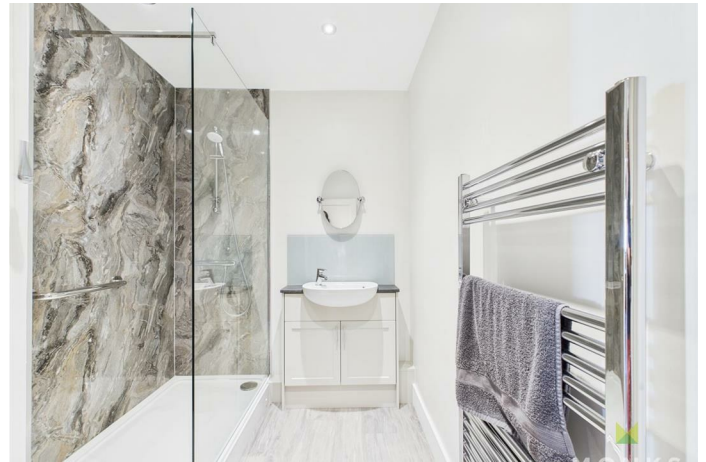
#### ATTIC ROOMS

Converted attic space with two boarded rooms accessed off a central landing providing ample storage and could, subject to the relevant planning permissions, offer potential for a further bedroom and bathroom.

#### OUTSIDE

The property is approached over hardstanding providing parking for several vehicles in front of a useful detached garage with up and over door.

The delightful mature gardens wrap around the front side and rear of the bungalow. The rear garden steps rise to an expanse of lawn through fully stocked borders with seasonal flowering perennials, established shrubs and specimen trees which offer all year round colour and interest. There are breathtaking views of the Shropshire Hills to be enjoyed from a viewing platform.



## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find

the mortgage calculator.

<https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



**Judy Bourne**

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**Get in touch**

**Call.** 01743 361422

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**Click.** www.monks.co.uk

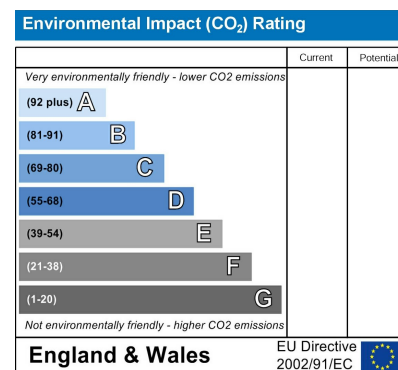
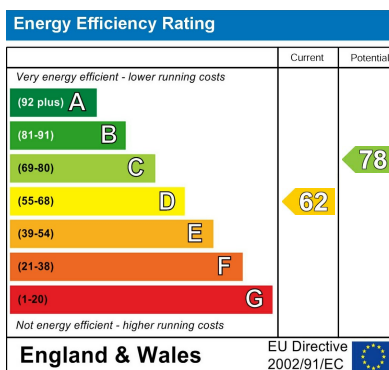
**Shrewsbury office**

10a-11 Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.