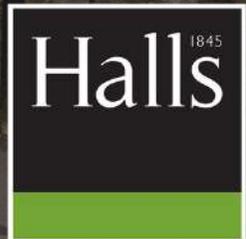




3 SHREWSBURY ROAD
CHURCH STRETTON | SY6 6JA





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Shrewsbury 13.9 miles | Ludlow 15.6 miles | Telford 26.1 miles
(all mileages are approximate)

A MOST APPEALING MATURE SEMI DETACHED HOUSE, REQUIRING
EXTENSIVE MODERNISATION AND IMPROVEMENT, WITH EASILY
MAINTAINED GARDENS IN THIS HIGHLY SOUGHT AFTER LOCATION.

Popular town location
Well proportioned rooms
Requiring renovation throughout
Easily maintained gardens
No onward chain



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

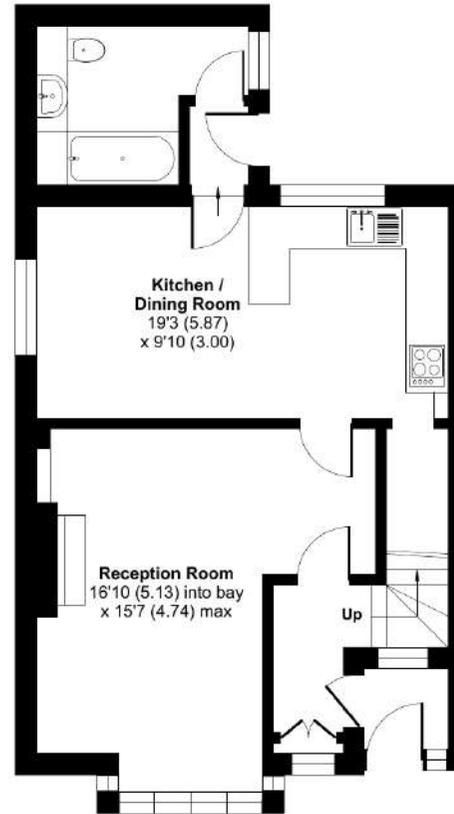
Approaching from Shrewsbury on the A49 southbound. Upon reaching the traffic lights at the crossroads in Church Stretton, turn right onto Sandford Avenue and proceed up to the next T Junction. Turn right and the property will be found after a short distance on the left hand side.

SITUATION

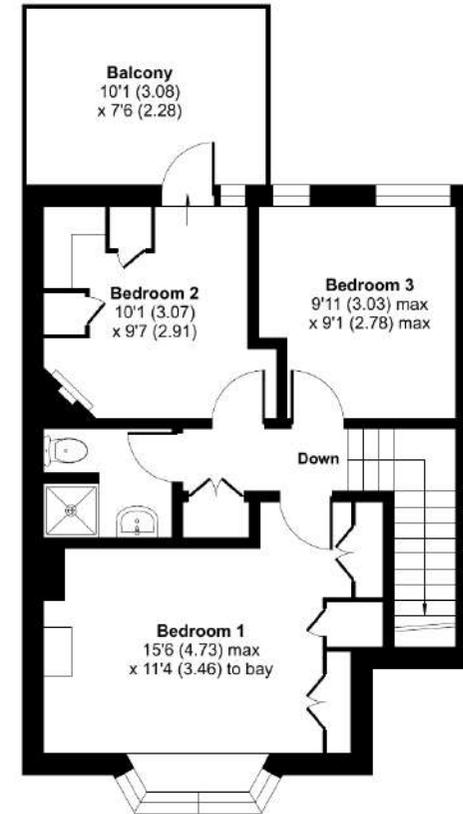
The house is situated close to the centre of Church Stretton. The town offers an extensive range of amenities including restaurants, leisure facilities, a library, doctors/dental surgeries, primary and secondary schools and other high street shops. The property has easy access to the Shropshire Hills, an Area of Outstanding Natural Beauty with glorious hill walking opportunities on the doorstep. There are rail links to Manchester, Birmingham and Cardiff. The A49 provides access to Ludlow and Hereford to the south and Shrewsbury to the north leading to the M54 motorway.

PROPERTY

This three-bedroom mature semi-detached property offers a fantastic opportunity for buyers seeking a home with potential. Requiring extensive modernisation and improvement throughout, the property provides an ideal chance for purchasers to redesign and refurbish according to their own style, ideas, and specifications.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1058 sq ft / 98.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1421246



The ground floor accommodation briefly comprises an entrance porch leading into a reception hall, a generous living room featuring a fireplace, and a well-proportioned kitchen/diner. There is also a rear hallway providing access to a family bathroom.

To the first floor, the landing leads to three sizeable bedrooms and a separate shower room. One of the bedrooms benefits from access to a raised balcony/sun terrace, providing an attractive outdoor space.



OUTSIDE

Externally, the gardens are mainly located to the rear of the property and have been designed for ease of maintenance, with patio seating areas, mature shrubs, and well-stocked beds and borders.

Overall, this property represents an excellent refurbishment opportunity for those wishing to create a bespoke family home in a desirable residential setting.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



