

Tanat, Hazler Crescent, Church Stretton SY6 7AH

Shrewsbury & Country House Sales

MILLER EVANS


JACKSON POLLOCK

# Tanat, Hazler Crescent, Church Stretton SY6 7AH

Freehold £595,000 in the region

- Sitting room, living room, dining room, kitchen/breakfast room, utility, study
- on the first floor bedrooms one with en suite shower room, bedroom two and large bathroom
- on the second floor bedrooms three and four
- Garage
- Attractive landscaped rear garden





This detached, Edwardian three storey family home affords good sized, light and airy accommodation with the benefit of gas fired central heating. The accommodation includes; reception hall, sitting room, living/dining room, fitted breakfast kitchen, utility room, cloakroom, study, master bedroom with en suite shower room, three further bedrooms, large main bathroom. Attached garage. Attractively landscaped and stocked private gardens.

Tanat is located on the eastern side of the Stretton Valley in a quiet residential Crescent, within walking distance of Church Stretton. Church Stretton is approx. 13 miles south of Shrewsbury and is also well placed for access to Telford, Much Wenlock, Craven Arms and Ludlow. The excellent local amenities in the town include shops, Primary and Secondary Schools, a regular Train Service on the Shrewsbury to Hereford Line, whilst the surrounding hills and countryside provide wonderful opportunities for recreational pursuits.















INSIDE THE PROPERTY

ENTRANCE PORCH

RECEPTON HALL

LOUNGE
13'5" x 12'0"

SITTING ROOM
13'6" x 10'11"

DINING ROOM
9'3" x 12'5"

KITCHEN/BREAKFAST ROOM
12'5" x 12'9"

UTILITY
23'5" x 6'4"

CLOAKROOM

STUDY
7'1" x 9'6"

A STAIRCASE with pine and mahogany balustrade rises to the FIRST FLOOR LANDING

BEDROOM 1
13'5" x 12'0"

EN SUITE SHOWER ROOM

BEDROOM 2
10'8" x 10'11"

LARGE BATHROOM

A STAIRCASE to SECOND FLOOR LANDING

BEDROOM 3
13'5" x 12'0"

BEDROOM 4
10'8" x 10'11"









OUTSIDE THE PROPERTY

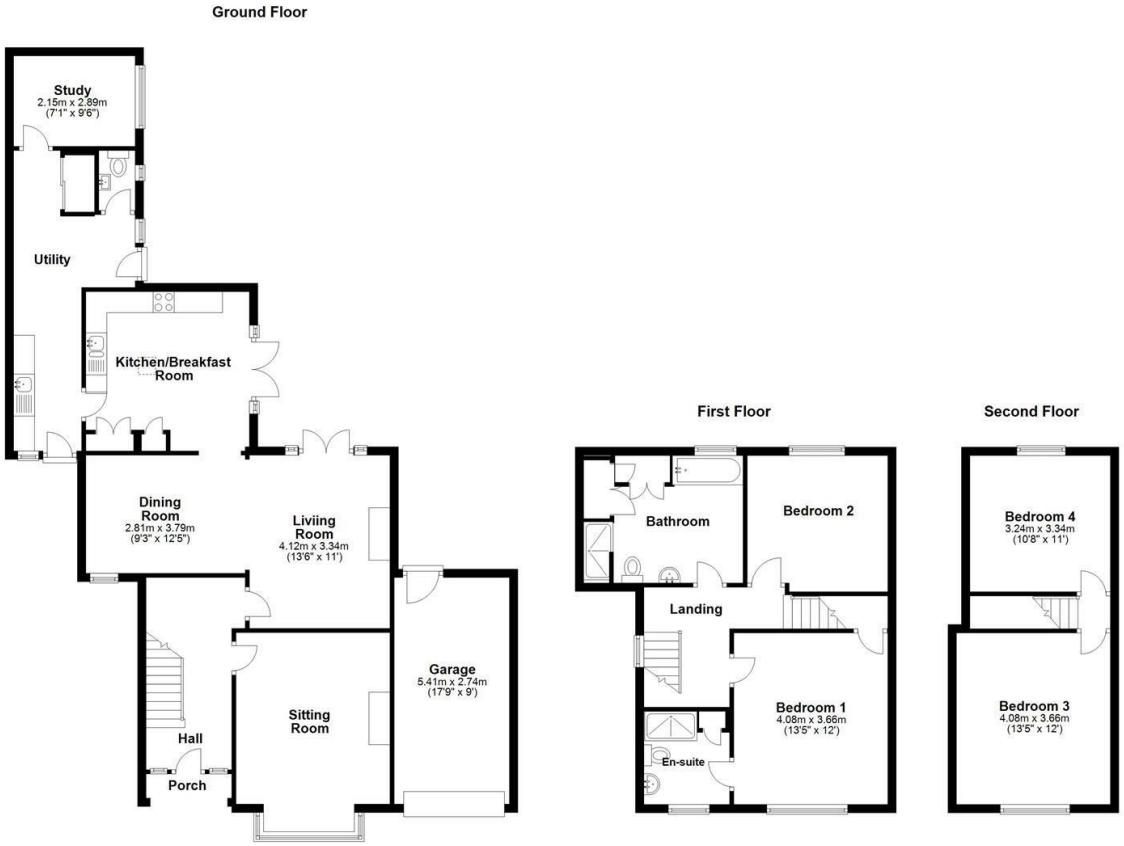
GARAGE

The property is approached via double and single wrought iron entrance gates with driveway leading to garage. Front garden laid to lawn with trees and shrubs.

The lawn extends around the side of the property to a private and attractively landscaped REAR GARDEN with shaped lawns, paved paths and patio and ornamental garden pond with waterfall. The whole being enclosed by established hedging.

## HOW TO GET THERE

When approaching from Church Stretton, proceed over the A49 at the traffic lights and turn right into Watling Street South. Turn left into Hazler Crescent, where the property will be found.




Total area: approx. 187.6 sq. metres (2019.4 sq. feet)

FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website


Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

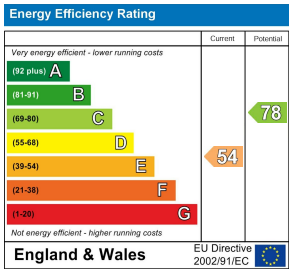
**www.millerevans.co.uk | homes@millerevans.co.uk**

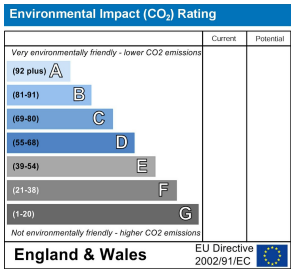


**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones


## 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.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## DO YOU HAVE A PROPERTY TO SELL ?

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

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : F

## LOCAL AUTHORITIES

Shropshire Council

MILLER EVANS