

SAMUEL WOOD

1 Queens Court, Church Stretton, SY6 6BZ

Offers In The Region Of £275,000


WARNING
Any vehicle left in this
area will be clamped.
Release Fee £80 + VAT
GSD SECURITY
01743 465115
07974 263504

1 Queens Court

Church Stretton, SY6 6BZ

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- Beautifully presented two-bedroom ground floor apartment
- Parking conveniently located directly outside the property
- Private, low-maintenance enclosed garden
- Modern wet room-style shower room
- Offered for sale with no onward chain
- Sought-after Queens Court development in the heart of Church Stretton
- Spacious living/dining room with patio doors to the garden
- Versatile second bedroom ideal as a guest room, study or hobby room
- Suitable for downsizers, retirees, first-time buyers and investors





Situated in the heart of the highly desirable market town of Church Stretton, this beautifully presented two-bedroom ground floor apartment offers well-proportioned accommodation, private outdoor space, and the convenience of parking directly outside the entrance, making it an ideal home for a wide range of purchasers.

Upon entering the property, a bright and welcoming hallway provides access to all principal rooms. The well-appointed kitchen is positioned to the front of the apartment and offers a good range of fitted units, ample worktop space, and room for a small dining table, creating a practical and sociable environment for everyday living.

Also located at the front of the property is the second bedroom, a versatile room that could equally serve as a home office, hobby room or additional sitting area, depending on individual requirements.

To the rear of the apartment is the spacious living and dining room, undoubtedly the focal point of the home. This light-filled reception space benefits from patio doors opening directly onto a private enclosed garden, providing an excellent extension of the living accommodation and an ideal setting for relaxing or entertaining guests.

The garden is predominantly laid to patio for ease of maintenance and includes a useful storage shed, perfect for garden furniture and outdoor equipment. A side access gate further enhances practicality.

The principal bedroom enjoys a peaceful rear aspect overlooking the garden, creating a comfortable and relaxing retreat. Adjacent is a modern wet room-style shower room, together with a useful storage cupboard housing the gas-fired boiler.

Offered for sale with no onward chain, this attractive apartment presents an excellent opportunity for first-time buyers, downsizers, retirees or investors seeking a low-maintenance home in a sought-after location.

Church Stretton is one of Shropshire's most desirable towns, often referred to as "Little Switzerland" due to its stunning surrounding countryside. The town offers an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, boutiques, medical facilities and both primary and secondary schools. A railway station provides convenient transport links, while the nearby Shropshire Hills Area of Outstanding Natural Beauty offers exceptional opportunities for walking and outdoor pursuits.



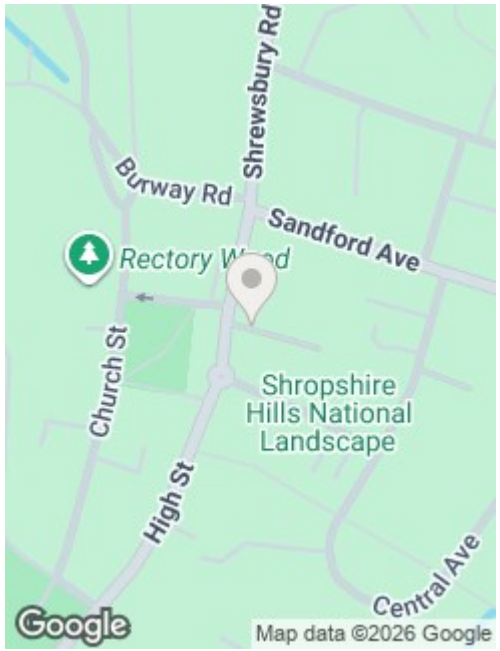












Directions

Please use the what3words app to locate the property using reference ///adapt.spreads.spins this will take you to the parking space outside the property.

Services: We understand that the property has mains gas fired central heating, mains electric, mains water and mains drainage. EPC C.

Broadband Speed: Basic 18 Mbps, Superfast 80 Mbps Ultrafast 1800 Mbps.

Flood Risk: Very Low.

Tenure: Leasehold with 176 years remaining. Services Charge Annual Cost: £900.00 invoiced £475 in March and September. You are a shareholder of the Freehold. .

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000
Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

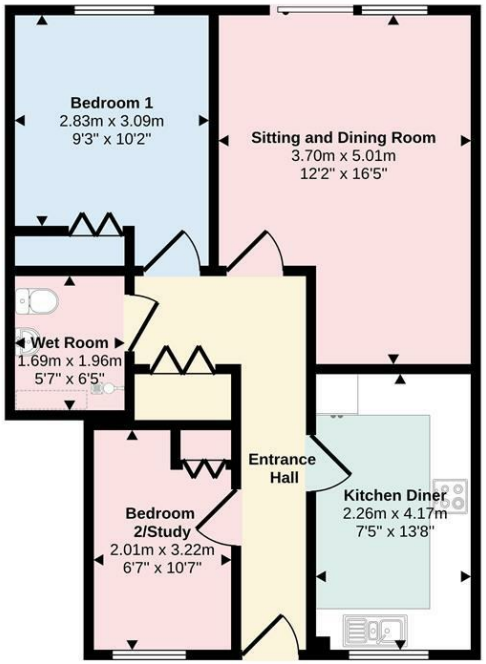
Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





Floor Plans

Approx Gross Internal Area
58 sq m / 626 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. 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. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which 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. Applicants are advised that the majority of our shots are taken with a wide angle lens.