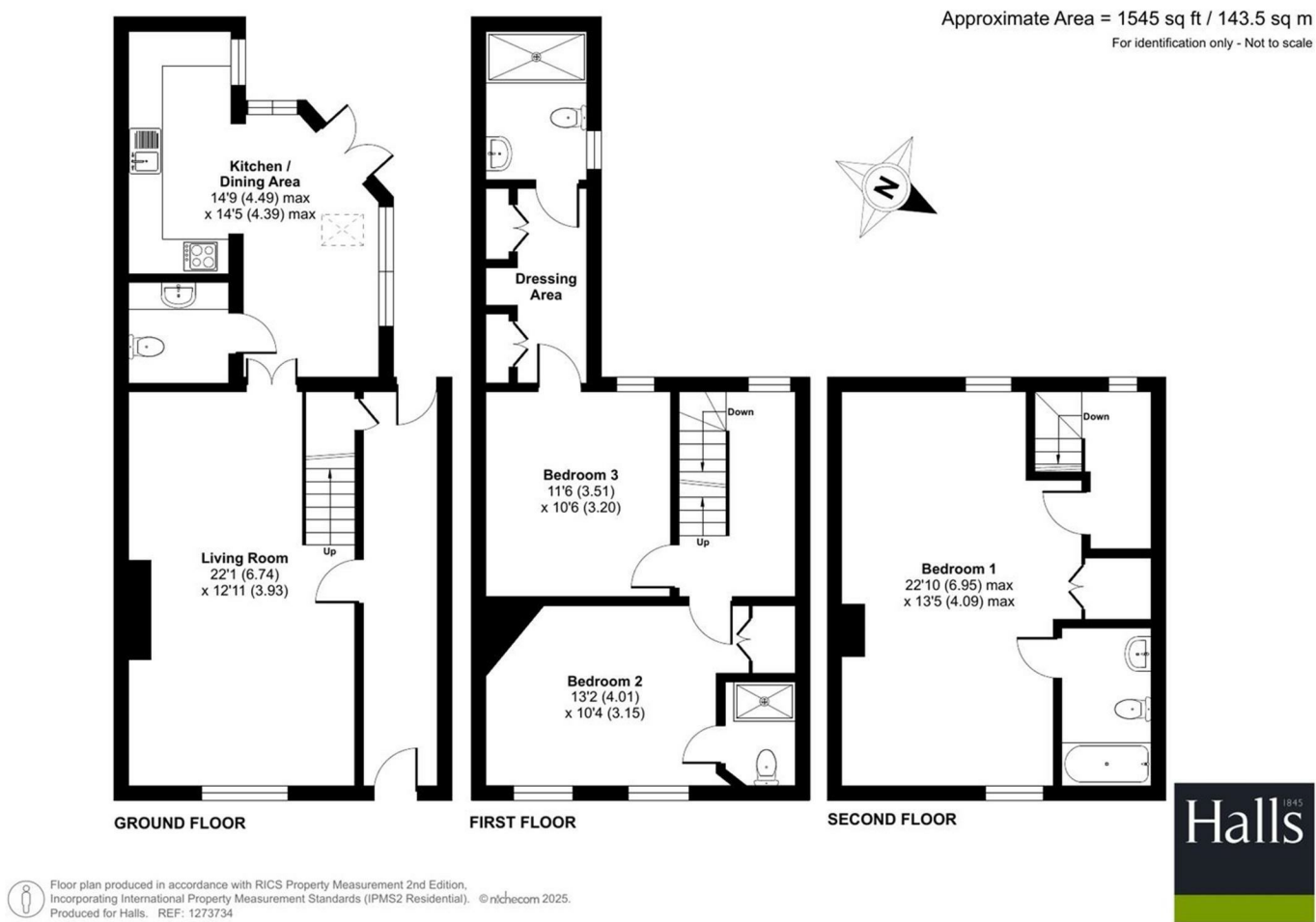


FOR SALE

4 Sheinton Street, Much Wenlock, TF13 6HT



FOR SALE

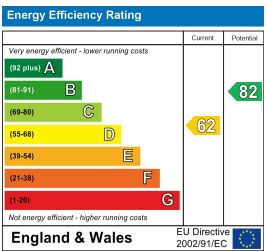
Offers in the region of £425,000

4 Sheinton Street, Much Wenlock, TF13 6HT

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented and well-proportioned Grade II listed town house, set over three floors with a wonderful private rear patio.



01743 236 444


**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@halls.gb.com




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.




Close to town amenities.



2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Immaculate throughout
- 3 en-suite bedrooms
- Large living room
- Open plan kitchen/dining area
- Large private patio
- Great location

**DIRECTIONS**  
What3words: ///palettes.mermaids.tradition

**SITUATION**  
The historic town of Much Wenlock is situated in the beautiful countryside of Shropshire, near to the National Trust Wenlock Edge. The town offers beautiful architecture steeped in history. Within a minutes walk from Sheinton Street is an excellent range of amenities including convenience stores, boutique shops, pubs, cafes and restaurants along with butchers and local farmer markets and leisure facilities. Local primary and secondary schooling, doctors and dentist are also on the doorstep. There is regular public transport to Telford, Bridgnorth and Shrewsbury. Nearby are the towns of Bridgnorth and Shrewsbury together with Telford Town Centre providing a more extensive range of recreational facilities, department stores, retail parks and a railway station.

**DESCRIPTION**  
A beautifully presented 3 bedroom mid terraced property, set over three floors that has been sympathetically updated, giving superb living and bedroom accommodation whilst retaining many original features throughout.

Nestled within the highly sought area of Much Wenlock, the property is within close proximity to many historic landmarks/attractions, restaurants, museums, shops and sport facilities.

An internal passageway leads from the front door giving access to the sitting room and the rear garden. On entry into the property you walk into a wonderfully well proportioned sitting/living room which benefits from feature log burner, with a staircase leading to the first floor. Double doors lead you into the open plan modern kitchen/dining area, comprising an integrated fridge/freezer and oven/hob. Off the kitchen there is utility/WC room with space for a washing machine and fitted kitchen units. The kitchen/dining area has doubled glazed patio doors into the rear courtyard garden. From the first floor landing, there is a principal bedroom, with a dressing room and modern en-suite shower room and a further double bedroom with en-suite shower room. On the top floor there is a large double bedroom with newly fitted en-suite bathroom.

**ENTRANCE HALL**  
With access door to rear and door to:-

**LIVING ROOM**  
With staircase to the first floor and large brick surround fireplace with log burner. Door through to:-

**UTILITY WC**  
Space and plumbing for washing machine. Low level WC, heated towel rail and fitted kitchen storage units.

**KITCHEN DINER**  
Tiled floor and comprising a modern kitchen comprising eye and base level cupboards and drawers, stainless steel sink unit and drainer, space for dining table and access to rear.

**FIRST FLOOR LANDING**  
Staircase to second floor landing.

**BEDROOM TWO**  
With built in wardrobe and door to:-

**EN-SUITE SHOWER ROOM**  
Low level WC, shower cubicle with sliding splash screen.

**BEDROOM THREE**  
With door to:-

**DRESSING AREA**  
Wardrobes and vanity space, door through to:-

**EN-SUITE SHOWER ROOM**  
White suite comprising low level WC, pedestal wash hand basin and shower cubicle.

**SECOND FLOOR LANDING**  
Door to:-

**BEDROOM ONE**  
Built in wardrobe and door to:-

**EN-SUITE BATHROOM**  
With low level WC, pedestal wash hand basin and panelled bath.

**OUTSIDE**  
Accessed directly from either the passageway or the kitchen dining area is a beautiful private courtyard style garden with a raised pond, plant beds and patio area ideal for alfresco dining.

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

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

**COUNCIL TAX**  
The property is in Council Tax band 'D' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.