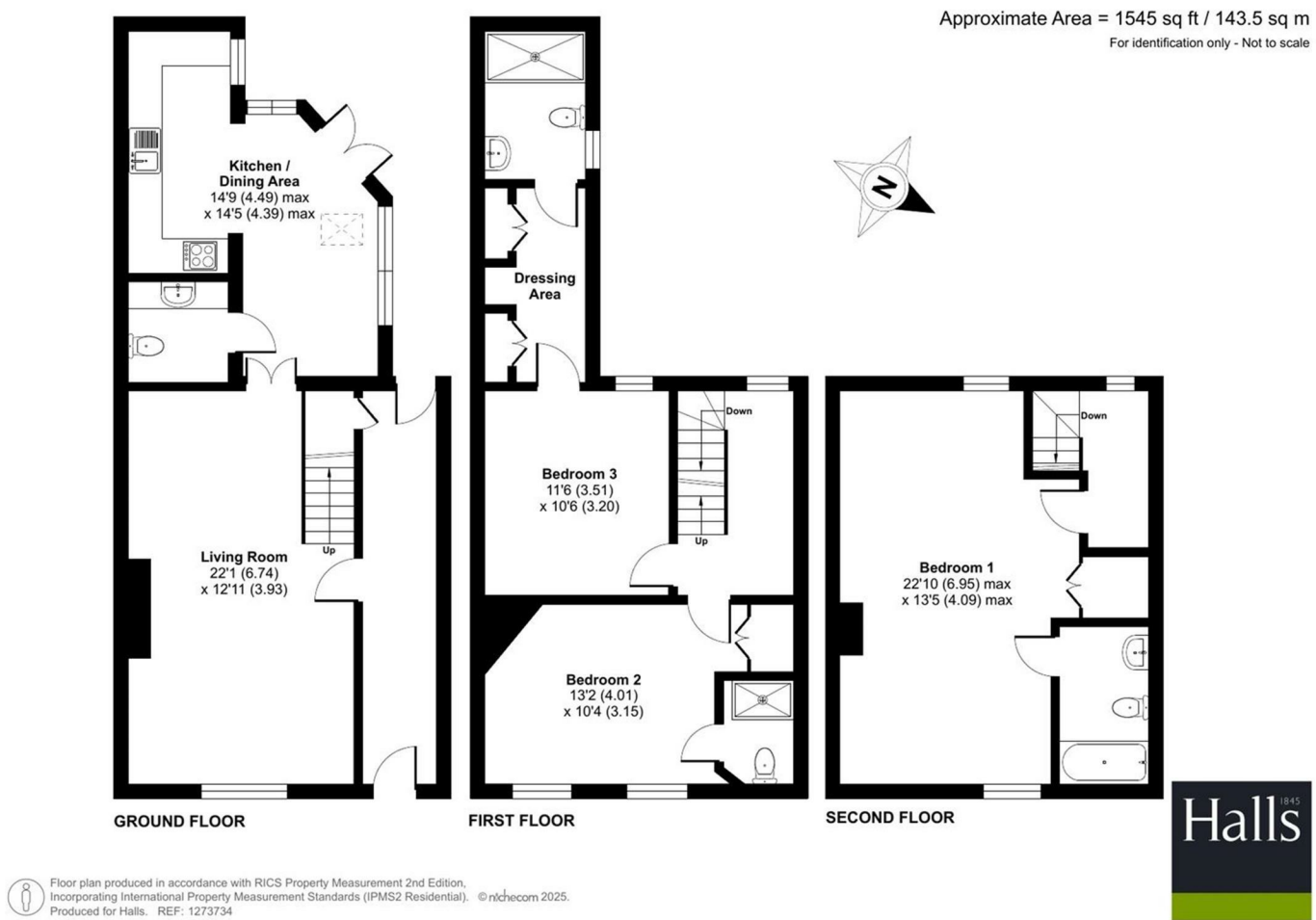


FOR SALE

4 Sheinton Street, Much Wenlock, TF13 6HT



FOR SALE

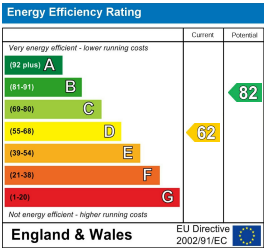
Offers in the region of £365,000

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 236444

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



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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

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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.