



nick tart

5b High Street, Much Wenlock

www.nicktart.com



Much Wenlock is steeped in history. The town grew around a Monastery founded around 680AD which was replaced by a Priory, the ruins of which can still be seen. Attractions include a 16th century Guild Hall that houses a Saturday Flea Market and of course, the residence of Dr William Penny Brookes who founded the Olympic Games in 1850.

The town centre has a good range of shops, convenience stores and restaurants. There are both primary and secondary schools. The surrounding countryside is beautiful and unspoilt. Nearby is the Wenlock Edge, from which there are views across the Shropshire Plains in to Cheshire. Not far away, Telford has access to the M54 motorway and a rail link to London. The county town of Shrewsbury is within easy motoring distance.



Literally on the doorstep of this historic town's many amenities and facilities, the property would suit a variety of owners including first time buyers, investment or even those wishing to downsize in style. Having the benefit of its own entrance hall with a staircase rising to the sitting room/kitchen, double bedroom with fitted wardrobes and an ensuite shower room.

Outside is a pleasant courtyard ideal for alfresco living whilst being enclosed behind a secure electrically gated entrance. Show home presentation not to be overlooked.

No upward chain.

Guide Price: £160,000

Directions:

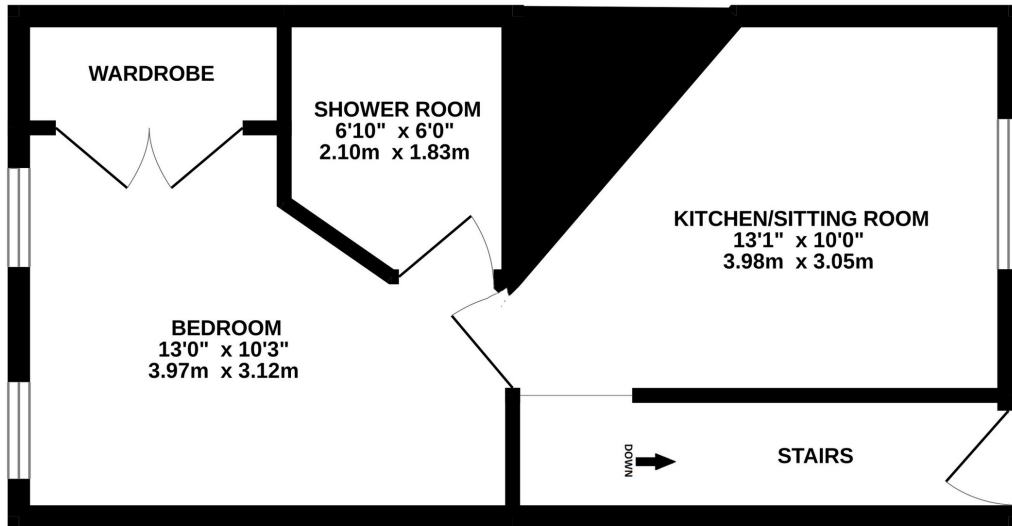
From Bridgnorth approaching Much Wenlock, turn right just before the garage on your right and continue on St Mary's Road, taking the left turning signposted public car park. Once in the car park the entrance to the property can be found in the right hand corner identified by a large pair of green gates and a For Sale board. The postcode is TF13 6AA.

Services:

Mains electricity, gas and water.
Energy Performance Rating D.
Council Tax band awaited.



FIRST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 324 sq.ft. (30.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Anti-Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important: We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

nick tart

Follow us on Facebook

18 Barrow Street, Much Wenlock, TF13 6EN
T: 01952 767877 muchwenlock@nicktart.com

BRIDGNORTH MUCH WENLOCK TELFORD IRONBRIDGE TETTENHALL NEWPORT

