



nick tart

West Wing Cottage, Much Wenlock

[www.nicktart.com](http://www.nicktart.com)



West Wing Cottage is situated in Back Lane, an almost level walk from the High Street and shops. The property offers the benefit of a large ground floor bedroom, dressing room and en-suite but also has 2 further bedrooms and a shower room on the first floor.

The entrance door leads to an inner hallway with cloaks cupboard (shelves and hanging space) and beyond is the lounge/dining room with exposed beams and a feature fireplace. A step leads up to the kitchen which has a range of wall and base cupboards, including a Belfast sink, there is space for a dishwasher, washing machine and fridge. There is also a freestanding Stoves cooker with double fan oven and Stoves extractor above. There is a rear lobby and door to the garden.



Also on the ground floor is a good sized bedroom with Velux rooflight, exposed timbers and a dressing area with mirror fronted wardrobes, an ensuite bathroom with wash hand basin, WC and bath with shower over.

From the sitting room, stairs lead to a landing and two further bedrooms, one with a Velux window and the other with views over the garden. The bedrooms share a shower room which has a WC, wash hand basin and corner shower cubicle.



Outside, there is an enclosed garden area with raised Astroturf lawn, flower border and outside tap.

The property has no upward chain.

Prospective purchasers should note that the parking space is accessed over a shared drive with Rowan House.

**Guide Price: £350,000**

**Directions:**

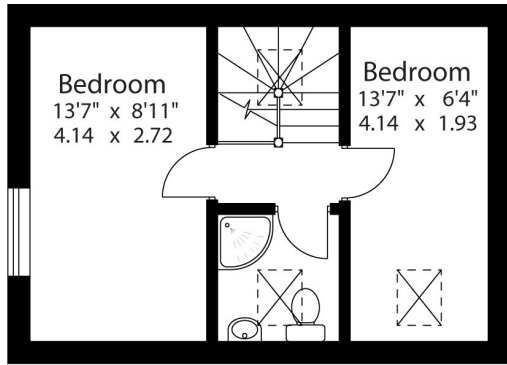
The property is found to the rear of the High Street in Back Lane. From Bridgnorth continue into Much Wenlock turn into the High Street and at the junction with Barrow Street turn left, and in the Bull Ring turn left into Queens Street, bear left again into Back Lane where the entrance is a few yards on the left identified by a plaque on the wall. Continue up the gravel driveway past the garage and the parking is adjacent to the fence and gate marked West Wing Cottage. The parking space is accessed over a shared drive with Rowan House. The postcode is TF13 6LY.

**Services:**

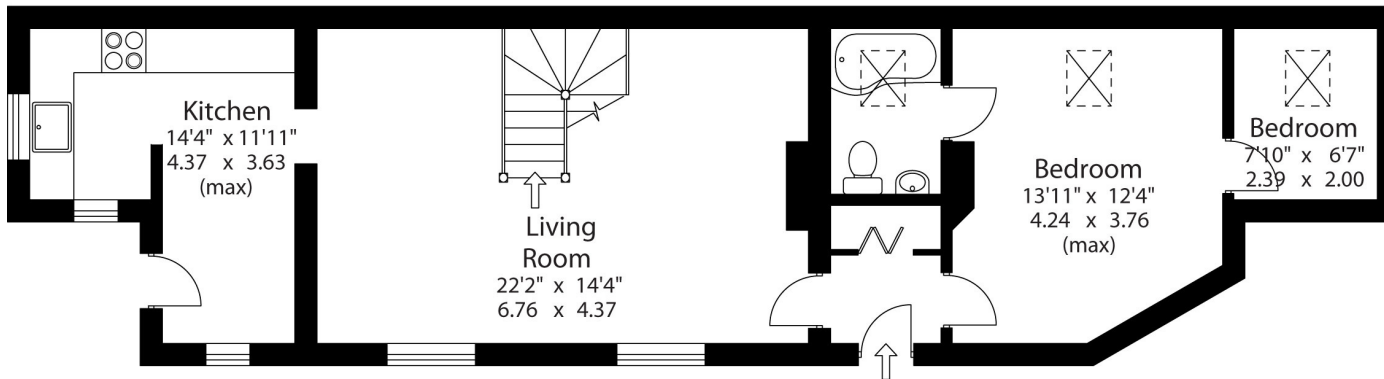
All mains services and gas fired central heating.  
Energy Performance Rating C.  
Council Tax band C.







First Floor



Ground Floor

**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.

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

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