



nick tart

BK | Bruton Knowles

19 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 into 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.

The property is situated towards the top of High Street just a short distance from the shops and offers an opportunity for further improvements, subject to the relevant planning and building regulations.



A part-glazed entrance door opens into the sitting room with exposed ceiling beams and corner, former fireplace. Beyond is the kitchen, which has base and wall cupboards, work surface, sink and space for cooker and fridge. There is a useful understairs space, which also has plumbing for a washing machine.

From the sitting room, stairs lead to the landing and two bedrooms, both with hanging/storage space. The bathroom has a bath, WC and wash basin, the former airing cupboard houses the recently replaced central heating boiler.

Outside, the rear garden is accessible either from the kitchen, or to the right of the property, accessed from the street and a shared side passageway. In the rear garden, there is a seating area and steps which lead up to the lawn and garden beyond.

The property has been subject to a flood water insurance claim within the last 5 years.

The property is freehold.

Cash offers

Directions:

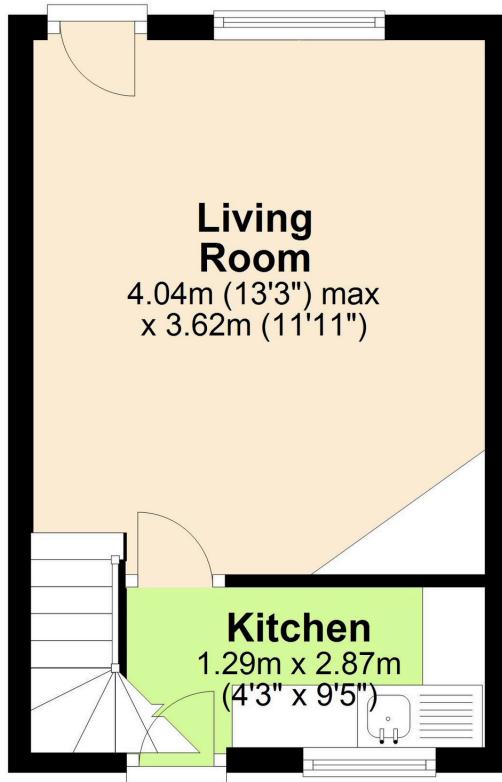
From Bridgnorth approaching Much Wenlock, turn right on to the High Street. Go past the turning for King Street on the left, and the property can be found a little further down on the right hand side. Parking is on road and the postcode is TF13 6AB.

Services:

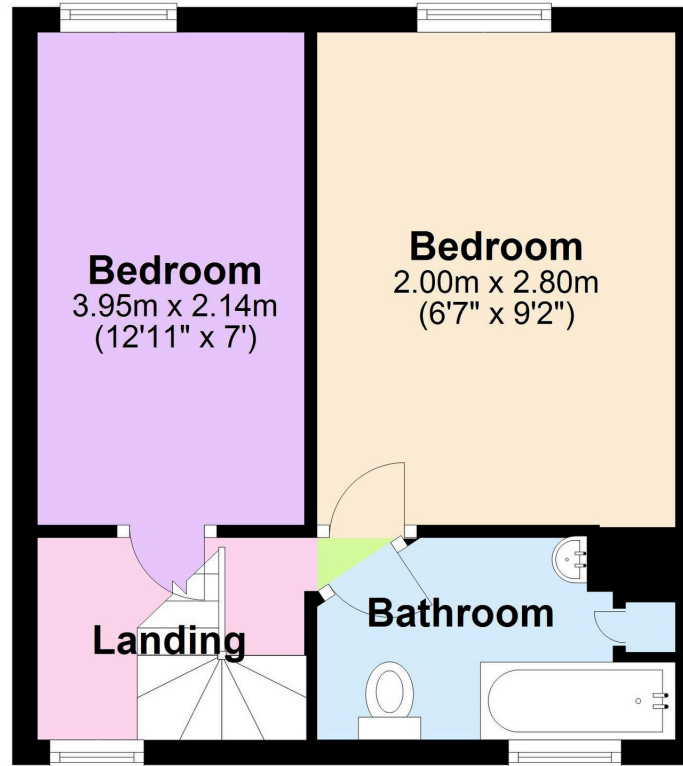
All mains services are connected.
Energy Performance Rating D.
Council Tax band B.



Ground Floor



First Floor



All measurements have been taken as a guide only and are not precise so floor plans are not to scale and whilst best efforts are made, accuracy cannot be guaranteed
Plan produced using PlanUp.



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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