



nick tart

2 Burgage Way, Much Wenlock

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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.

Burgage Way is situated to the rear of the High Street and approached from the car park. The property is Grade II listed and has undergone significant improvements in April 2023, and now includes new carpets and decoration throughout, a refitted kitchen with appliances, a wall mounted, flame effect fire in the sitting room and a new main shower room.



The accommodation comprises a garden room (formerly the dining room) with French doors opening to the patio garden, it has a tiled floor and exposed roof trusses. A short flight of stairs lead up to the refitted breakfast kitchen which has an excellent range of wall and base cupboards, electric oven and hob with extractor above, fridge and freezer, and space for a washing machine. A panelled door opens into the light and airy sitting room with Velux roof light and a wall mounted log effect fire. The inner rear hallway has a useful storage cupboard with central heating boiler and there is also a shower room which has a washbasin and storage.

The main bedroom has a window with views overlooking the High Street, built-in wardrobe and adjacent shower room with shower cubicle, WC, vanity basin with plumbing beneath for a washing machine and tall storage cupboard with shelving. Bedroom two also has views of the High Street and a built-in wardrobe.

Outside, the double gates open to a gravelled parking area for one car. There is a garden shed and an enclosed paved courtyard area with stone wall and rose arbour and decorative trellising.

Please note: There is restricted pedestrian access to the rear of 10 High Street and the property is offered with a 999 year lease (no service charges apply). Please ask the agents for further details.

Guide Price: £350,000

Directions:

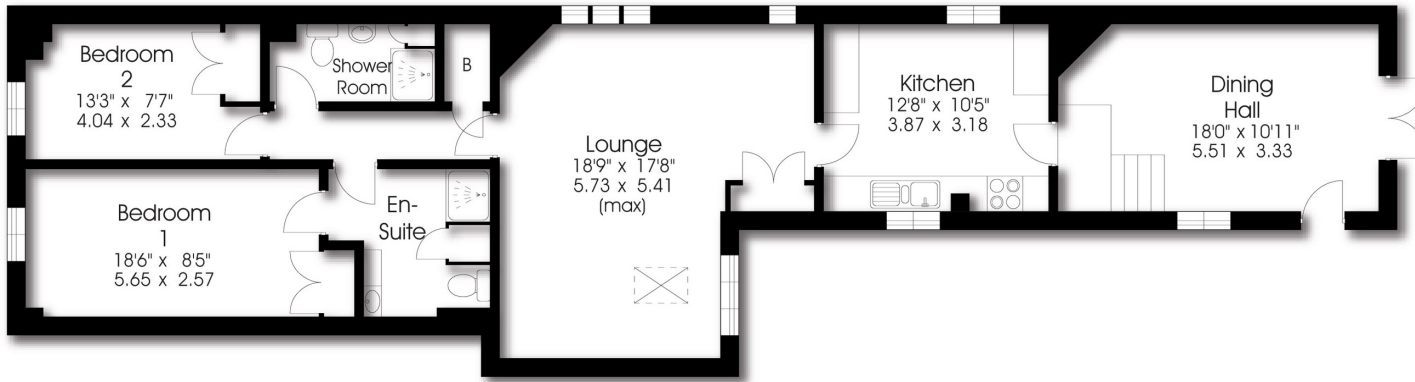
From the Bridgnorth/Shrewsbury Road, adjacent to the Petrol Station, turn into St Mary's Lane and take the next left (signposted Car Park), 2 Burgage Way is then in front of you at the rear of the Car Park. The postcode is TF13 6EH.

Services:

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



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For illustrative purposes only. Not to scale.

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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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