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12 Forester Avenue, 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.

A spacious detached bungalow situated at the far end of Foresters Avenue, a popular location within an energetic walk from Much Wenlock town centre. The property has gas fired central heating, double glazing and a driveway offering parking for several vehicles.



The accommodation includes a part-glazed entrance door which opens to the hallway, the sitting room has a feature fireplace with wooden fire surround on a marble heath and an inset coal effect gas fire. There is a bay window with views to the front of the property. A pair of part-glazed doors open to the dining room which has French doors to the garden and a storage cupboard with shelving and the central heating boiler. Beyond is the kitchen which has a tiled floor and a good range of wall and base cupboards, a double oven, gas hob with extractor over, inset stainless steel sink and drainer, integrated dishwasher, fridge freezer and glazed display cabinets. A door leads to the utility room also with a tiled floor, wall and base units and plumbing for automatic washing machine. There is also a broom cupboard and beyond, the guest cloakroom with WC and washbasin.

From the hallway the master bedroom has a range of built-in wardrobes and an ensuite with a bath, washbasin and WC. There is also a separate shower cubicle, mainly tiled walls and floor. Bedroom 2 has views to the side and rear of the property. Bedrooms 3 and 4 have views to the front. There is a family bathroom with tiled walls and floor, bath, vanity basin, WC and separate shower cubicle.

Outside, to the front is a gravel driveway offering parking for several vehicles, flower borders and boundary hedging. To the rear of the property there is a patio seating area and steps down to the lawn which is edged with flower borders, plants, shrubs and specimen trees. At the rear of the garden is an area with a garden shed and to the side of the property is a gate leading to the front.

No upward chain.

Guide Price: £520,000

Directions:

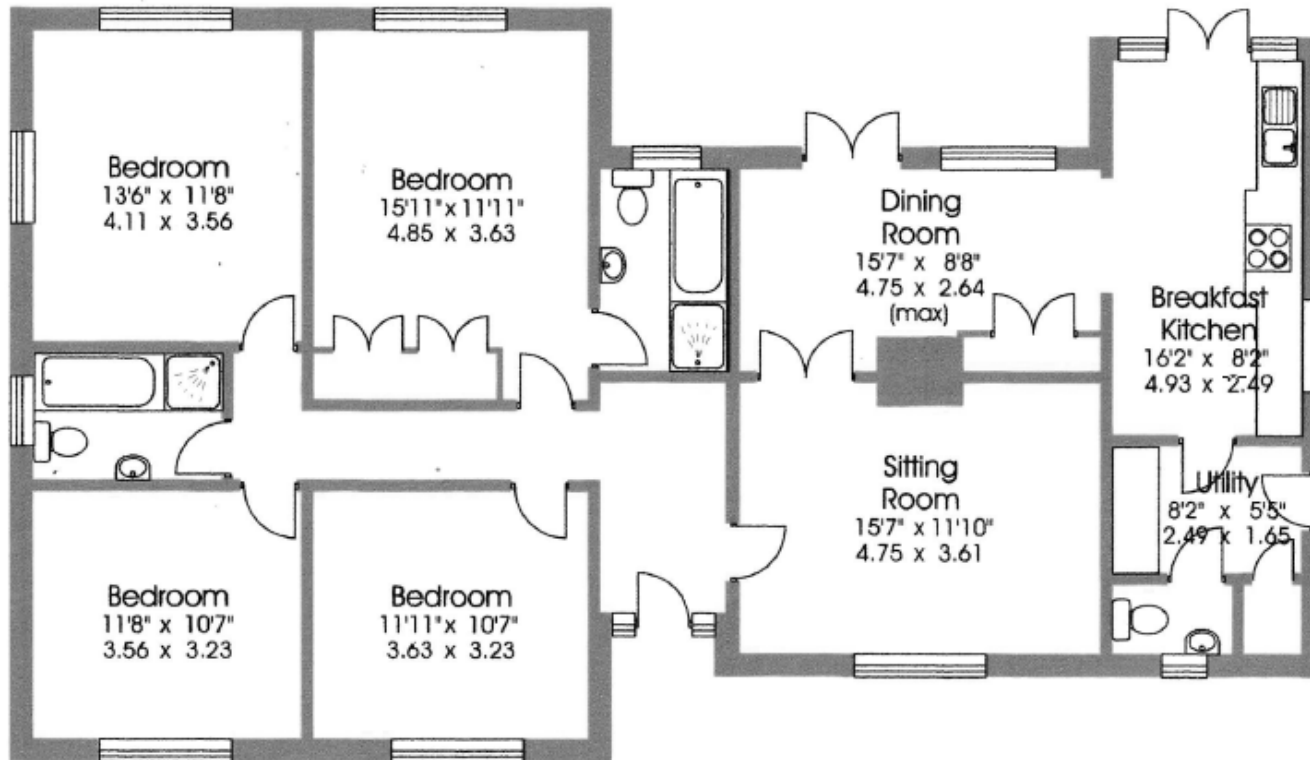
From Much Wenlock High Street turn right into Barrow Street, continue past the right hand turning St Mary's Lane and continue. Passing Carvers Croft on the right, Parkview on the left and then turn right into Forester Avenue, keeping slightly left, and then continuing straight on where the property is found at the far end of the road on the right hand side. The postcode is TF13 6EX.

Services:

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



Approx Gross Floor Area = 1424 Sq. Feet
= 132.2Sq. Metres



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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