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Abbey Cottage, 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 charming, terraced, listed cottage situated in the heart of Much Wenlock with rear enclosed courtyard having the advantage of gas central heating, double glazing and ensuite shower and no upward chain.



Entrance door opening into dining area with quarry tiled floor, exposed brickwork and cast-iron fireplace (currently not used). Beyond the dining area is the living room with exposed beams, a woodburning stove in corner recess with exposed brickwork arch above. There is a useful understairs storage cupboard. The kitchen has a good range of wall and base units including one and a half bowl stainless steel sink with mixer tap, Siemens integrated dishwasher and a double Siemens oven, inset gas hob with extractor above and a quarry tile floor. There is also an integrated microwave and space for washing machine, fridge and freezer. A glass panel door and steps up to the rear brick paved enclosed courtyard with boundary stone walls.

From the living room is an exposed timber staircase with wall panelling leads to the first-floor landing / sitting room with exposed floorboards and panelled door and a double bedroom with views to the front of the property. From the sitting area is a further study/landing, also with exposed flooring and beyond is the family bathroom with white suite comprising bath with shower over, WC and washbasin. There is a linen cupboard with shelving.

From the landing a second flight of stairs with exposed timbers leads to the second-floor landing with original exposed beams and internal window. There is a spacious bedroom with a view to the front of the property and an ensuite bathroom with exposed wall beams, large shower cubicle with glass frameless side panel, WC, washbasin and an internal stained glass window, a lovely feature.

Outside, to the rear is a lovely, enclosed courtyard which attracts the afternoon sun.

No upward chain.

Guide Price: £260,000

Directions:

From the High Street turn left into Willmore Street. Passing Queen Street on your left, the property can be found just a few yards on the left-hand side. The postcode is TF13 6HT.

Services:

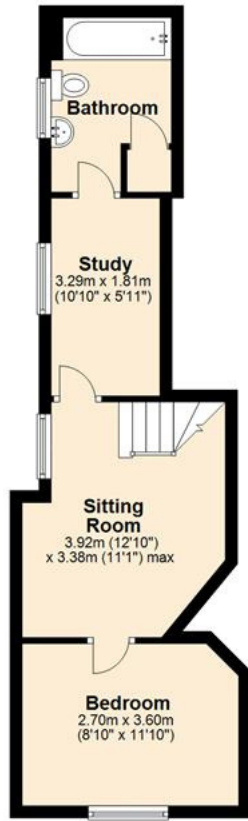
Mains gas, electric and drainage.
Energy Performance Rating E.
Council Tax band C.



Ground Floor
Approx. 32.9 sq. metres (354.6 sq. feet)



First Floor
Approx. 33.4 sq. metres (359.4 sq. feet)



Second Floor
Approx. 22.4 sq. metres (241.3 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 sq. feet)

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. Plan produced using PlanUp.



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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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