



nick tart

1 Park Road, 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 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.

A detached three bedroomed house, altered and improved by the present owners. Situated on corner plot in a sought after residential area, within walking distance of the town.



A part-glazed entrance door opens into the hallway with Karndean flooring which continues throughout the ground floor. To the right is a study and beyond a guest cloakroom with WC and basin. Also off the hall is a useful storage cupboard. The Sitting Room has a view to the front of the property and double opening doors to the dining room, which has double patio doors to the garden. The kitchen has wall and base units including a Bosch oven with ceramic hob and extractor above, integrated dishwasher and granite worksurface with splashback and an inset 1½ bowl sink with mixer taps. Off the kitchen is a large utility formerly the garage, which has a good range of base units with sink/drainer and space for a washer and dryer. Approached from the utility room is a door to an excellent storage/hobby room which was previously the carport.

From the hallway a staircase leads to the first floor landing with access to a part boarded loft. There is a linen/storage cupboard. Bedroom 1 has views to the rear of the property, a range of wardrobes with hanging rail and shelves and an ensuite shower room with "D end" shower, wash basin and WC. Bedroom 2 has views to the front of the property and storage with hanging rails and shelf. Bedroom 3 also has views to the front. The family bathroom has a bow-end freestanding bath, WC and hand basin.

Outside to the front is parking and an electric car charging point. There is access via a pedestrian gate to the side and rear garden, which has a boundary wall with inset wood panels, wooden garden shed, lawned area, gravelled seating area and a paved patio close to the house.

Guide Price: £438,500

Directions:

In Much Wenlock, at the bottom of the High Street, turn right on to Barrow Street and then take the first right into St Mary's Lane. Take the next left onto Racecourse Lane, then the second left into Swan Meadow. Park Road can be found a short distance further on the right hand side. The postcode is TF13 6JH.

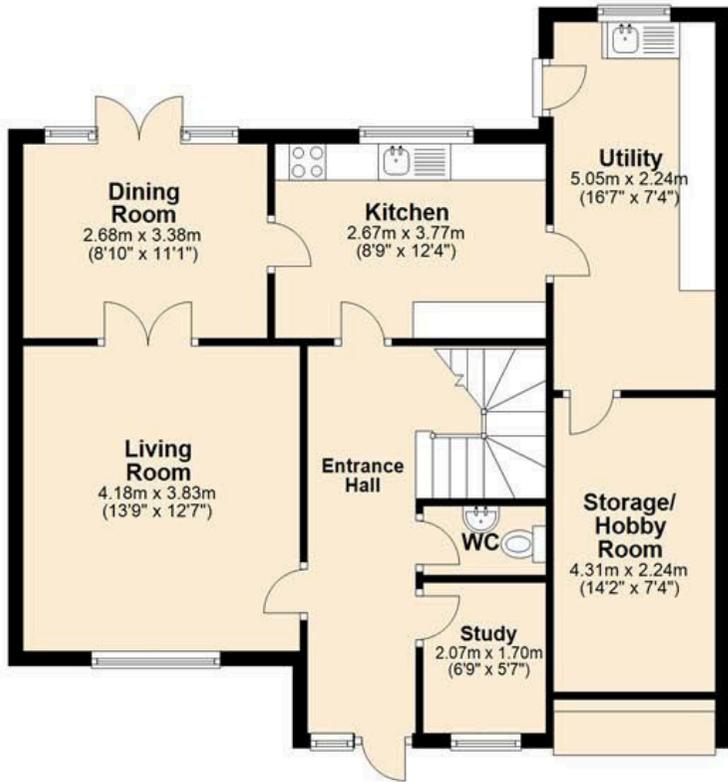
Services:

All mains services are connected.
Energy Performance Rating C.
Council Tax band E.



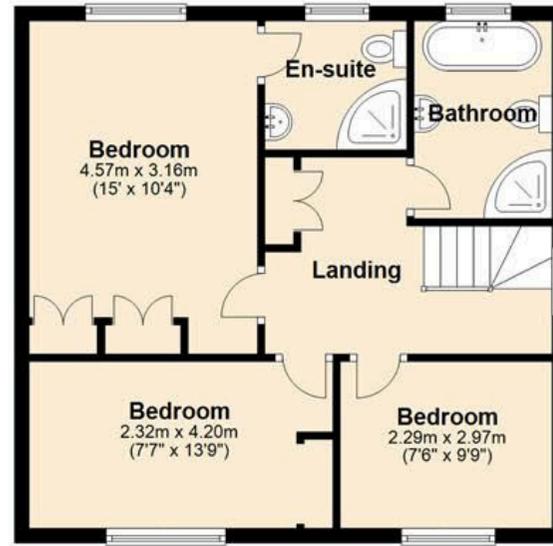
Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



First Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



Total area: approx. 126.6 sq. metres (1363.0 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.



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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