



nick tart

7 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 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 bungalow in a popular residential area, within walking distance of the centre of Much Wenlock. The accommodation includes a glazed entrance porch with tiled floor leading into a spacious hallway with a door to the sitting room having coal effect gas fire with granite surround and hearth. There is a bay window with views to the front and a pair of panelled double doors opening to the dining room. Beyond is the kitchen with a range of wall and base units, double oven, gas hob, extractor, integrated fridge and freezer, and door to the utility (formally the garage) with wall and base units, plumbing for automatic washing machine and window with views to the front. To the side is a porch with tiled floor also with plumbing. From the dining room glazed doors open to the spacious conservatory which has a tiled floor and blinds to both the windows and roof, and doors to the garden.



From the hallway are three good size bedrooms, two double and one single. The family bathroom has a tiled floor and a Victorian style white suite with corner bath, separate "D" end shower, WC and pedestal wash basin.

Outside, to the front is a driveway with parking for several vehicles, lawn area and mature shrubs to the boundary. There is a metal gate to the side of the bungalow which leads to the rear, which is hard landscaped with raised borders to the boundaries, mature shrubs and flowers. There is also a wooden garden shed.

No upward chain.

Guide Price: £420,000

Directions:

At the bottom of Much Wenlock High Street turn right onto Barrow Street. Continue past St Mary's Lane on the right and then just after Carvers Croft on the right, turn right and then immediately fork left on to Foresters Avenue. Continue straight on and the bungalow is found on the left hand side. The postcode is TF13 6EX.

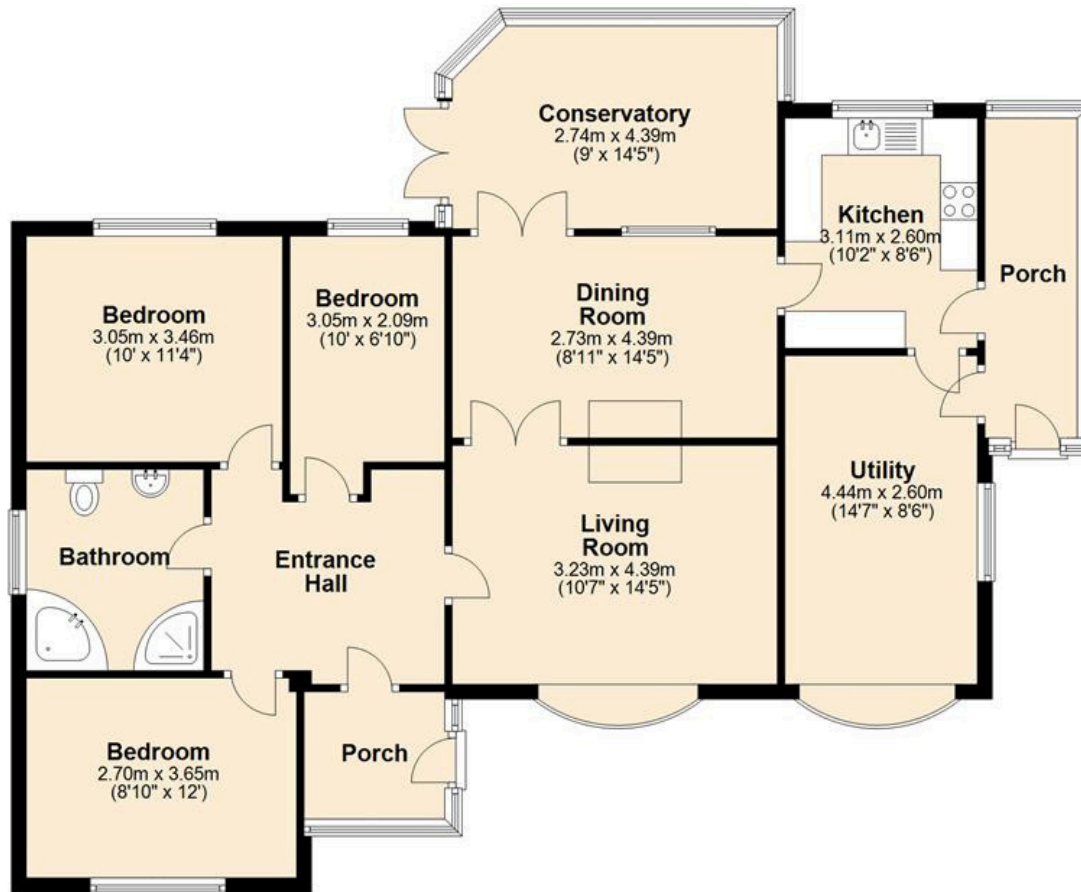
Services:

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



Ground Floor

Approx. 113.9 sq. metres (1225.7 sq. feet)



Total area: approx. 113.9 sq. metres (1225.7 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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