



nick tart

Poppy Cottage, Much Wenlock

[www.nicktart.com](http://www.nicktart.com)



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 and deceptively spacious, three-story terraced house situated just a few minutes' walk from the centre of Much Wenlock, having the advantage of private parking. Poppy Cottage is currently used as a holiday let and is beautifully presented, the well-maintained garden is a particular feature offering several seating areas, one of which is covered, ideal for our unpredictable English weather.



From the parking area at the rear of the property is a pathway that leads through the garden to the part-glazed entrance door in to the kitchen/dining room which has a quarry tiled floor and a range of wall and base cupboards with wood effect worksurface. There is a ceramic sink with drainer and mixer tap, Range cooker with extractor fan above, space for washing machine and fridge. The dining area has space for a table and there is a useful understairs cupboard, with space for a tumble dryer and coat hanging space. The sitting room has a log burning stove with a cast iron fire surround on a tiled hearth, exposed wooden floor and door to the front of the property.

From the kitchen stairs lead to the landing and a double bedroom with built-in wardrobe and exposed floorboards. The bathroom has a Victorian style white suite with WC, pedestal washbasin and a bath with shower and screen. Bedroom 2 has purpose-built bunk beds and views over the garden and Much Wenlock town towards the Church. On the second floor there is a large main bedroom which has and under eaves-storage, a window and skylight, taking in the lovely views over the town.

The garden is mature and well planned to include a large patio area close to the house and a pathway leading through the garden to a covered entertaining seating area, wooden shed and a metal gate with steps down to the private parking area.

Viewing essential. No upward chain.

**Guide Price: £315,000**

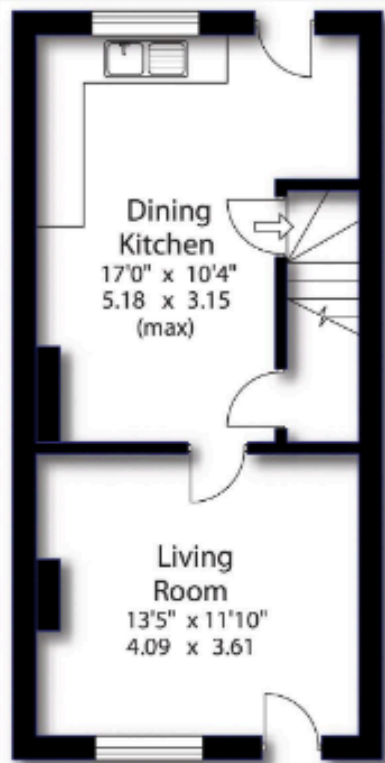
**Directions:**

At the end of Much Wenlock High Street (which is one way) turn left and then left again after the Church on to Queen Street. Follow the road around to the right passing Back Lane and St. Owen's Road. Take the next left on to King Street and the parking for the property is just a few yards along. on the right-hand side of the gravelled parking areas. The Postcode for the property is TF13 6BH.

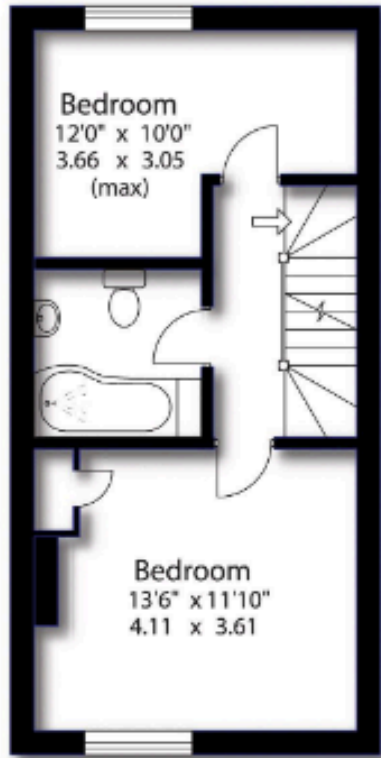
**Services:**

All mains services, gas central heating.  
Energy Performance Rating D.  
Council Tax band to be confirmed.



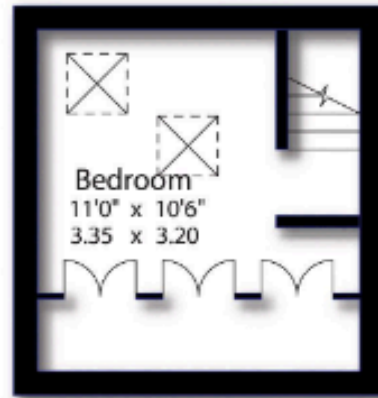


Ground Floor



First Floor

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Second Floor

For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com



**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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