



nick tart

1 Carvers Croft, 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 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.

Carvers Croft is a very desirable, small cul-de-sac of just 4 detached properties and is a flat walk into the centre of Much Wenlock. The present owners have improved the property and in 2012 they added solar panels. Viewing is recommended.



A part-glazed entrance door opens to the hall with guest cloakroom, the inner reception hall has oak flooring. To the left is the sitting room which has views to the front of the property, a woodburning stove with surround on a tiled hearth, there are double doors opening to the garden and a covered seating area. The dining room has a window with views to the front of the property and has access to the kitchen which is well fitted with a range of wall and base cupboards, integrated dishwasher, fridge, electric oven and induction hob with extractor. There is also a useful understairs storage cupboard. Leading from the kitchen is a family area which also connects to the dining room. The utility room has space for a fridge/freezer and plumbing for a washing machine. A half-glazed door leads to the rear garden.

From the hallway stairs lead to the first floor landing. Bedroom 1 has views to the front and an ensuite bathroom with shower over the bath, pedestal washbasin, WC and tiled floor. There are three further bedrooms and a family bathroom with tiled floor, corner shower, vanity basin and WC.

Outside the front garden has a stone boundary wall, paved area and a double detached garage with power, pedestrian door and window. There is a driveway with space for several vehicles and a side gate leading to the rear garden, which is mature and well planted. There is a patio seating area with a covered, cedar wood barbecue area with a pitched roof.

The property has the advantage of solar panels installed in 2012 which provided a good annual return.

**Guide Price: £660,000**

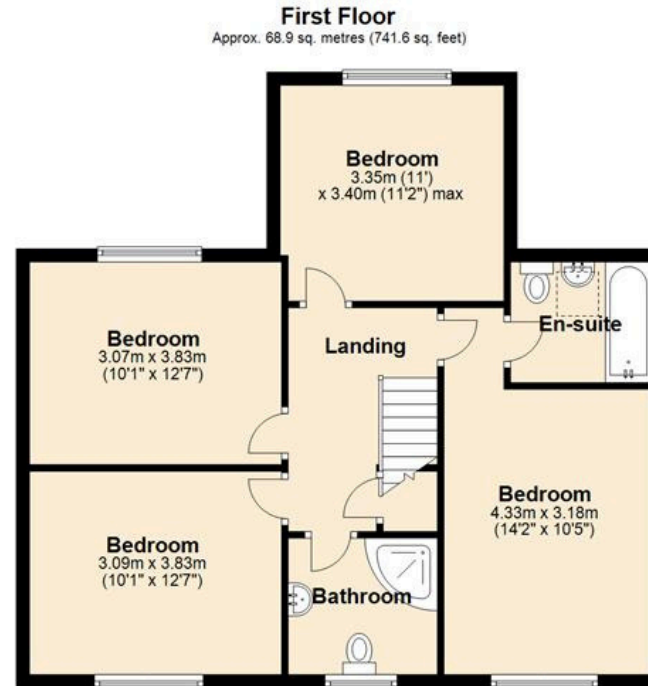
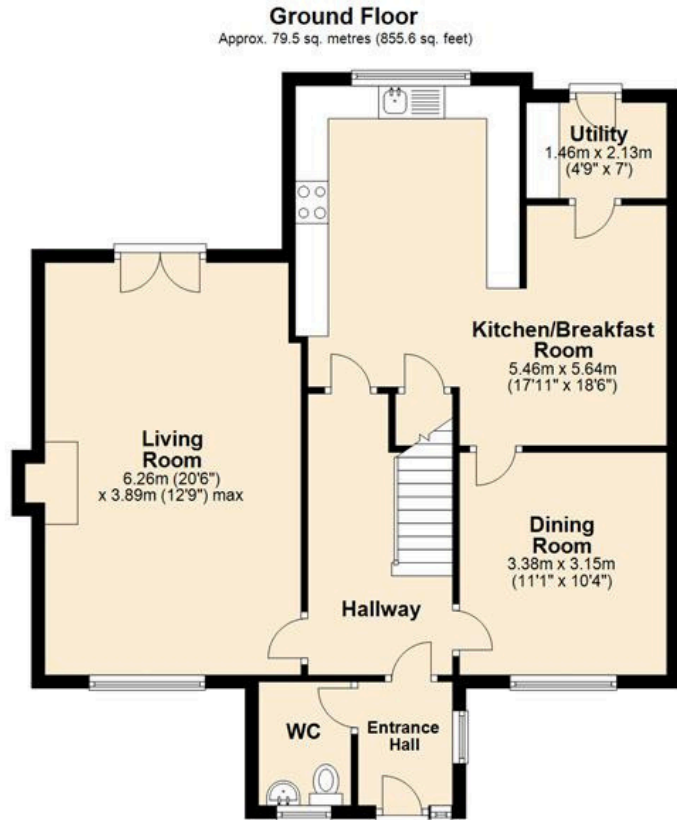
**Directions:**

From Much Wenlock High Street (one way), at the end, turn right on to Barrow Street. Go past St. Mary's Lane on your right, continue a short distance and the property is on the right hand side, behind a low stone wall. The postcode is TF13 6PJ.

**Services:**

All mains services, gas central heating. Solar panels.  
Energy Performance Rating C.  
Council Tax band F.





Total area: approx. 148.4 sq. metres (1597.2 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.

**nick tart**

Follow us on Facebook

18 Barrow Street, Much Wenlock, TF13 6EN  
T: 01952 767877 muchwenlock@nicktart.com

BRIDGNORTH MUCH WENLOCK TELFORD IRONBRIDGE TETTENHALL NEWPORT

