



nick tart

BK | Bruton Knowles

34 High Street, Much Wenlock

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.

Semi Detached cottage situated just a short walk from the centre of Much Wenlock, offering good sized accommodation which would respond well to further updating and improvement. To the rear is a good sized garden and pedestrian access.



Part-glazed door opening into a small hall and door that leads to the sitting room which has views to the front and rear of the cottage, former fireplace recess (currently unused and boarded over), tiled hearth, there are two steps which lead up to the rear of the sitting room. The dining room has a bay window and looks onto the High Street. To the rear of the cottage is the kitchen with a door to the rear garden, a range of wall and base cupboards, work surface and stainless steel sink, space for a fridge and cooker. At the rear of the sitting room is access to the cellar which has a brick floor and vaulted ceiling.

The stairs, also off the sitting room lead to a landing and three good size bedrooms, two overlooking the High Street, one overlooking the rear garden. There are useful storage cupboards with hanging rail and shelves and a large family shower room with wash basin and WC.

Outside to the rear of the property is a paved seating area, brick outhouse with toilet and wash basin, plumbing and power. Steps lead up to the garden which is lawned with former flower beds and a second brick outhouse. There is pedestrian access to the rear of the property.

No upward chain

Guide Price: £315,000

Directions:

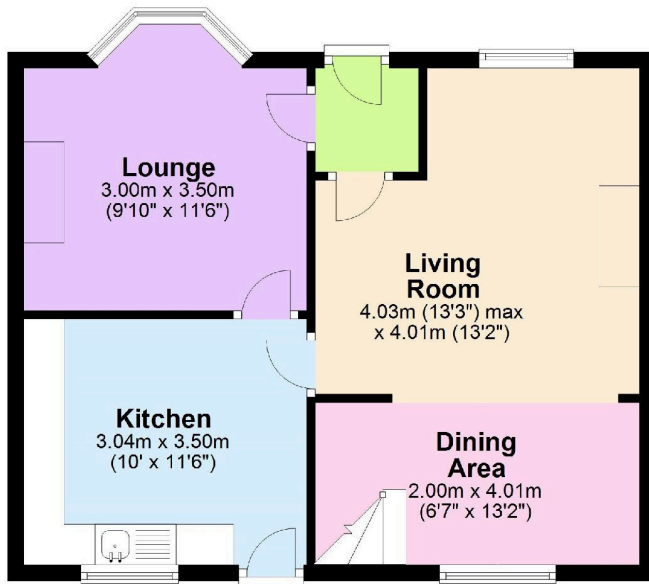
The property is situated at the top of Much Wenlock High Street, just a short distance from the Gaskell Arms, almost on the junction with King Street. The postcode is TF13 6AB.

Services:

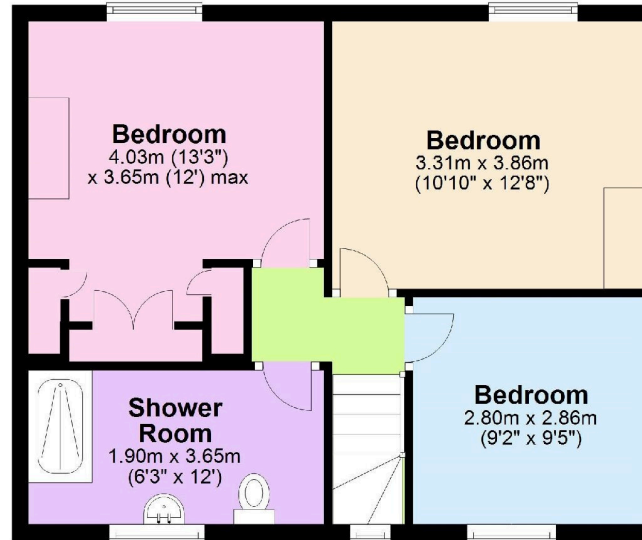
All main services are connected.
Energy Performance Rating D.
Council Tax band D.



Ground Floor



First Floor



All measurements have been taken as a guide only and are not precise so floor plans are not to scale and whilst best efforts are made, accuracy cannot be guaranteed
Plan produced using PlanIt



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

