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11 Queen Street, 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.

An extended end of terrace three bed cottage within walking distance of Much Wenlock town centre. The accommodation includes a glazed entrance door opening into the sitting room, with wooden fire surround and marble effect hearth with inset gas fire. Off the inner hallway is a useful storage cupboard and door to the kitchen/dining room. The kitchen has a range of base units, plumbing for automatic washing machine, cooker space and pantry with shelving ideal for a freezer. There is a dividing display unit with shelving and beyond is the dining area with brick fire surround, quarry hearth and coal effect electric fire, there are views to the front of the property. Ground floor bathroom with cast iron bath and pedestal wash hand basin.



Stairs lead to the first floor and 3 good sized bedrooms, one with cupboard and shelving and bedroom three which has storage over the stairwell and views to the rear of the property. Family shower room with WC and pedestal wash hand basin.

Outside to the front, steps lead to the garden with mature flower borders, closer to the house is an area of hard landscaping, There is access over a second set of steps which lead to the side and rear of the property which has a flower border and a paved seating area and wooden boundary fencing.

No upward chain.

Guide Price: £295,000

Directions:

At the end of Much Wenlock High Street turn left on to Sheinton Street. Pass the Guild Hall and the Church on the right, turn left into Queen Street and bear to the right. The property is found a few hundred yards on your right hand side. The postcode is TF13 6BX.

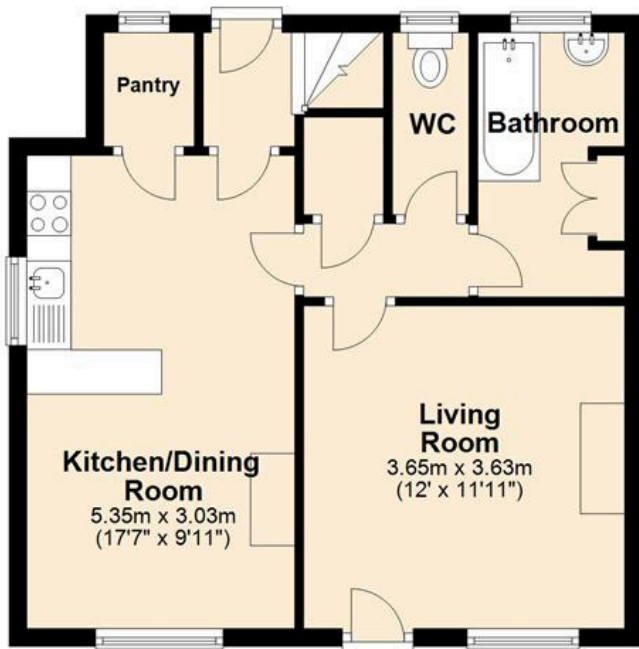
Services:

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



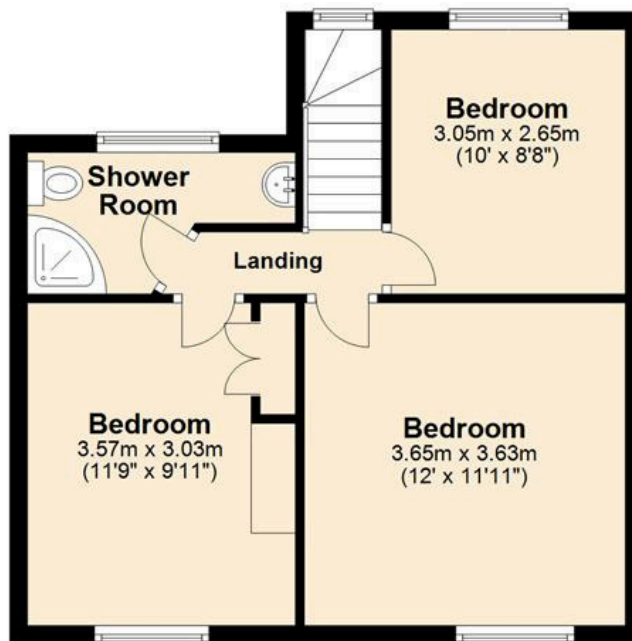
Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 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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