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9 St Milburga's Row, 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 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.

The entrance door opens to the sitting room which has exposed ceiling timbers, wood effect flooring and a wood burning stove (not connected) on a stone hearth. There is a double glazed window with views to the courtyard garden.



The flooring continues into the kitchen which has a range of wall and base units, a stainless steel double sink unit with drainer and mixer tap. There is also an electric oven with gas hob and extractor above, an integral washing machine. There is wood effect worksurface and a small breakfast bar together with understairs storage which currently houses a small fridge.

The staircase leads to the first floor and a good size double bedroom with views to the front and the rear of the cottage.

The over stairs storage cupboard has a wall mounted central heating boiler.

Off the landing is the bathroom with tiled floor, high flush Victorian style WC, pedestal wash basin, heated towel rail and a corner shower.

Outside, the property is approached via a metal gate and alley which lead to the rear of the property and a small courtyard with seating area and flower border.

(Please note there is access to the adjacent cottage, No 10, across the rear of the cottage).

Directions:

From The Gaskell Arms Hotel in Much Wenlock, take the High Street and then turn right on to Barrow Street. Take the next left and the property is the 2nd on the right with access with access down the alley way, through the metal gate and then the wooden gate into the rear courtyard. The postcode is TF13 6ER.

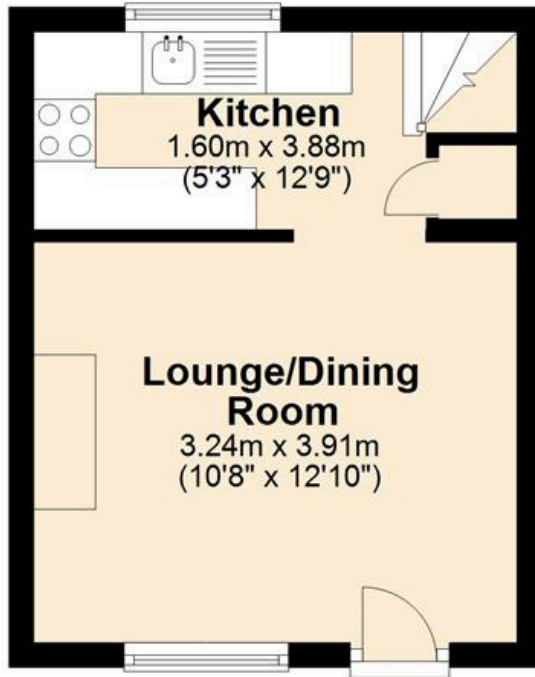
Services:

All mains services connected, gas central heating and drainage.
Energy Performance Rating D.
Council Tax band B.



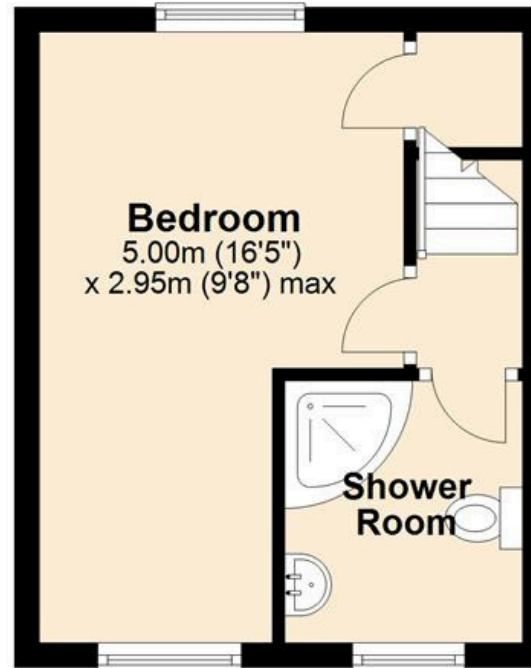
Ground Floor

Approx. 19.3 sq. metres (207.3 sq. feet)



First Floor

Approx. 19.4 sq. metres (208.4 sq. feet)



Total area: approx. 38.6 sq. metres (415.7 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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