



nick tart

Hollybush Barn, 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.

A former Stable Block which has been partly converted to a high standard. Conveniently situated not far from the centre of Much Wenlock, the listed property which has all the advantages of a new build requires finishing, which would include the installation of a kitchen, bathrooms, floor finishes, doors, skirting and architraves.

The property has been wired and plumbing, drainage and electricity are connected, and it has an SAP rating C. It has the advantage of ground source heating, electric car charging point, double glazing and underfloor heating.

Outside there is a gated parking area and paved and gravelled landscape area.



When finished the accommodation will include a glazed entrance hall, spacious sitting room, breakfast kitchen, ground floor double bedroom, ensuite and study, a staircase leads to the landing, two further bedrooms and a family bathroom.

Please call the agent for further information and to arrange a viewing.

Guide Price: £300,000

Directions:

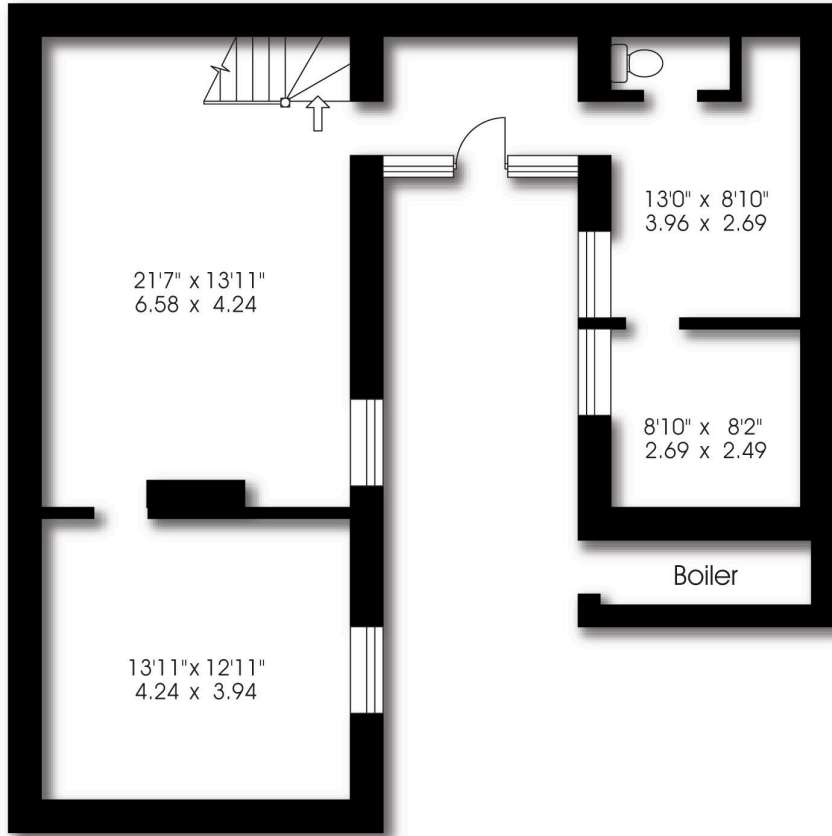
From the top of the High Street in Much Wenlock, turn right on the Gaskell Arms corner proceeding on Victoria Road heading towards Shrewsbury. Just a few yards on the left hand side after the Bourton Road, is the entrance to Severn Edge Veterinary Practice, The property is immediately on the left-hand side, on the edge of the entrance to the car park. The postcode is TF13 6AH.

Services:

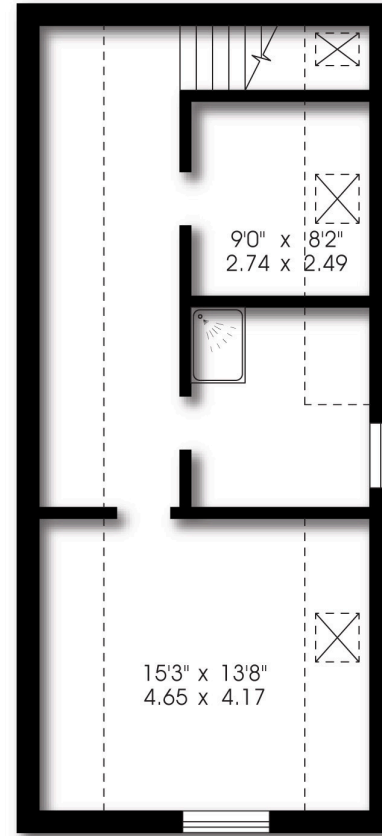
Ground Source heating. Gas, electric, water to the property.
Energy Performance Rating – N/A: SAP rating C
Council Tax band – To be banded once finished



Approx Gross Floor Area = 1311 Sq. Feet
 = 121.79 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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.

