



nick tart

37 Hunters Gate, 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 property is situated within a mature and popular residential area and is an almost level walk to Much Wenlock town centre. There is an open aspect to the front over a grassed area with mature trees.



The accommodation includes entrance hall with understairs storage, guest cloakroom with WC and basin. Off the hall is the kitchen/dining room which has range of wall and base cupboards, stainless steel 1½ bowl sink with drainer, a built-in double oven with ceramic hob and extractor over, space for a dishwasher and fridge/freezer. A further range of units have a raised work surface and divides the dining room, which has a window and double doors opening to the garden. There is also a useful understairs storage cupboard.

From the hallway a staircase leads up to the first floor landing and the sitting room, which has a fireplace with gas fire (currently not in use) and a Juliet balcony overlooking the garden. Also on the same floor is a bedroom with views to the front and built-in wardrobes.

A second staircase leads to a landing and bedroom, with over-stairs airing cupboard with shelf. There is a further double bedroom with view to the rear, wardrobes and an ensuite shower with WC and wash basin. The family bathroom has a bath, WC and wash basin.

The rear garden has gravelled areas, paved seating area and borders with many mature shrubs and plants. An archway with path beyond leads to the pedestrian side door of the single garage. There is parking at the front of the garage.

No upward chain.

Guide Price: £325,000

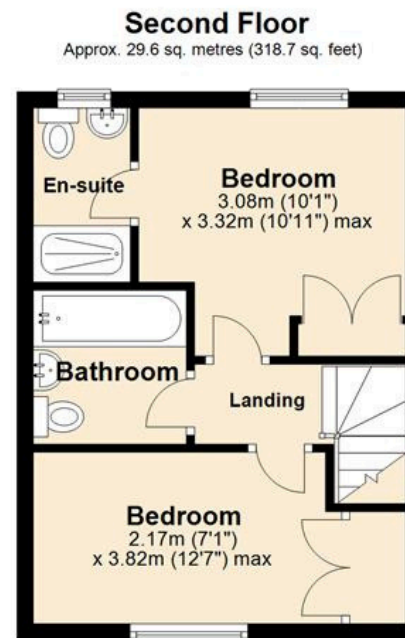
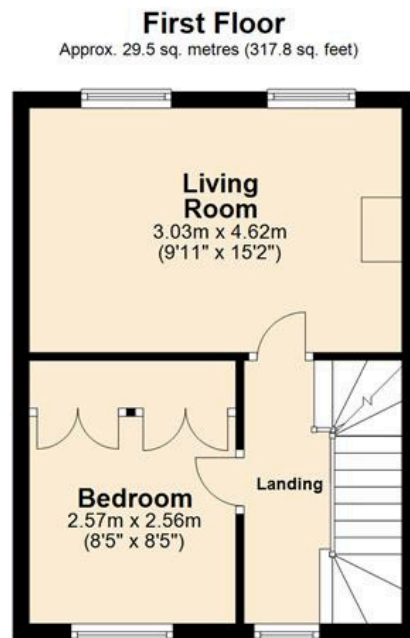
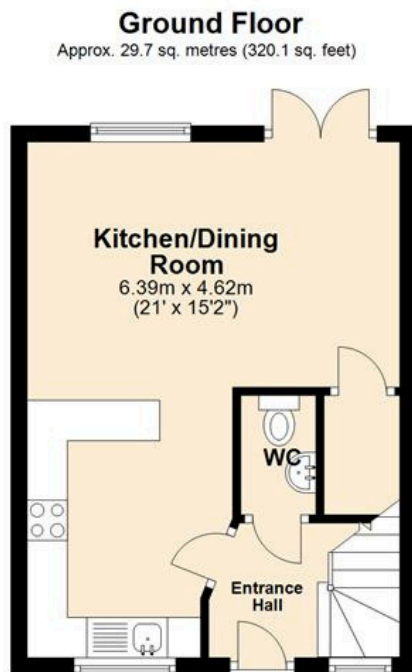
Directions:

At the bottom of Much Wenlock High Street turn right on to Barrow Street. Continue past St Mary's Lane on the right and then Park View on the left. Just before the bend as you are about to leave town, turn right onto Foresters Avenue and immediately right on to Hunters Gate. The property is approximately 200m on the left-hand side. The Postcode for the property is TF13 6BW.

Services:

All mains services are connected, gas fired central heating.
Energy Performance Rating C.
Council Tax band D.





Total area: approx. 88.9 sq. metres (956.6 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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