



nick tart

1 Hodgecroft, 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.

A semi-detached property which is set back and elevated above the road, having pedestrian access to the front. Whilst some improvements have been carried out the property would benefit from further modernisation and could make a good sized family home with a large rear garden area, close to the school and a short walk to the town centre.



An entrance door opens to a hallway with coat hanging and open understairs storage space. A panel door leads to the sitting room with French doors and side glazed windows opening to the garden. Off the hall is a guest cloakroom with corner WC and wash basin. There is a dining room with gas fire (not working) and wooden fire surround, sliding doors lead to the conservatory which has a tiled floor, glazed roof and double opening doors to the garden. The kitchen has wall and base units, inset white porcelain 1½ bowl sink and drainer. There is a Bosch gas hob with five burners and an electric double oven, together with space for a washing machine and dishwasher. There is also a tall, larder unit with pull out shelves and a door to rear garden.

Off the hallway is the staircase to the landing which has access to the part-boarded loft via a ladder.

There is also an airing cupboard and useful storage cupboard with rail and shelving. There are 3 bedrooms (one with over stairs storage and two with wardrobes). The family bathroom has a bath, WC and wash basin.

The property is elevated above road level and is approached from the front via a pathway off St Mary's Lane. There is a gate and lawned area to the front and side of the house. At the rear is a large garden area with patio. There are brick paved pathways that lead to the rear of the garden where there are further borders, a former vegetable area and a timber shed.

No Upward chain

Guide Price: £249,500

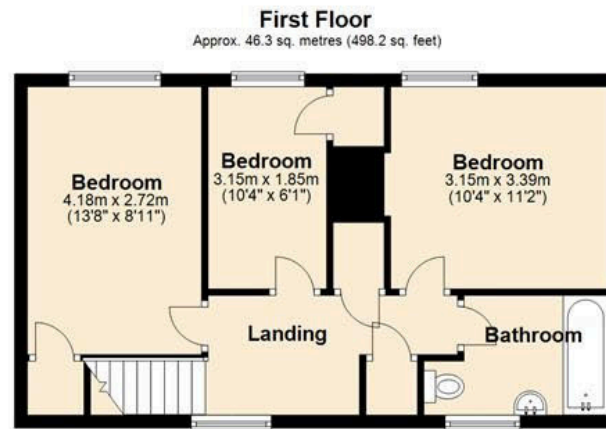
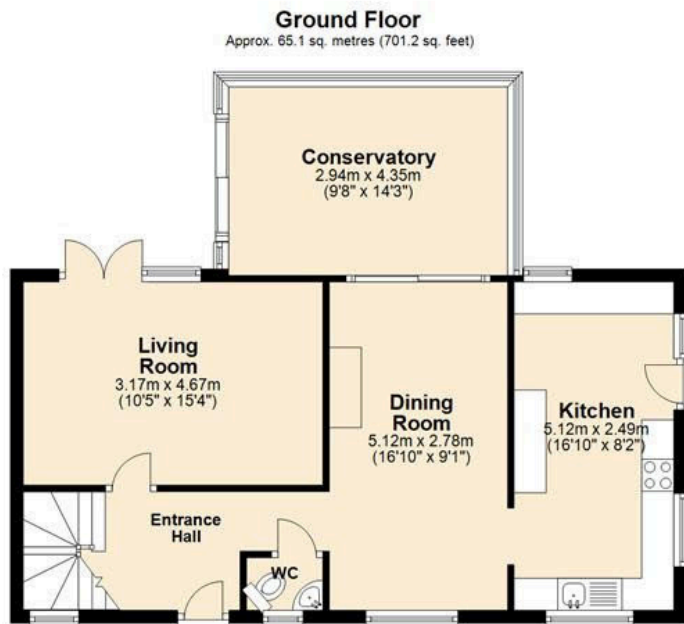
Directions:

From Much Wenlock High Street, at the bottom turn right on to Barrow Street then after about 100 yards turn right on to St Mary's Road and the left on to Racecourse Road. In a short distance on the right hand side (before the turning to The Paddock) is the path that leads up to the properties. Number 1 is the last one on the right hand side. The postcode is TF13 6HE.

Services:

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





Total area: approx. 111.4 sq. metres (1199.4 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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