



nick tart

5a King 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 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 Cottage has undergone a recent scheme of sympathetic refurbishment retaining much of the original character. The design has maximised the accommodation which is arranged over three floors offering flexible living space. The refurbishment included re-roofing, re-wiring, new windows and doors, gas central heating and engineered oak flooring fitted throughout the ground floor.



The accommodation is entered through a panelled door which opens into the sitting room with engineered oak flooring, herringbone hearth and cast-iron log burner. There are views to the front through a sash window which has fitted shutters, there is also a useful storage cupboard and a guest WC. The oak flooring extends through to the impressive open plan kitchen and dining area which has an extensive range of kitchen units with Granite worksurface, inset ceramic sink with water filter and range of integrated Bosch appliances which include a combination oven/microwave and an additional single oven, induction hob and fridge/freezer together with dishwasher and washing machine. Beyond the kitchen is the dining area which has full width sliding doors opening to the garden.

The staircase leads to the landing where there are two bedrooms one with ensuite shower room and a family bathroom.

A second staircase leads to a further bedroom or studio which has full width windows with wonderful views over Much Wenlock rooftops to the Church in the distance.

To the rear of the cottage is a courtyard garden with a herringbone brick paved pathway and sitting area.
No upward chain.

Guide Price: £450,000

Directions:

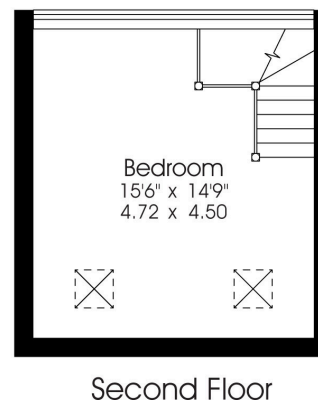
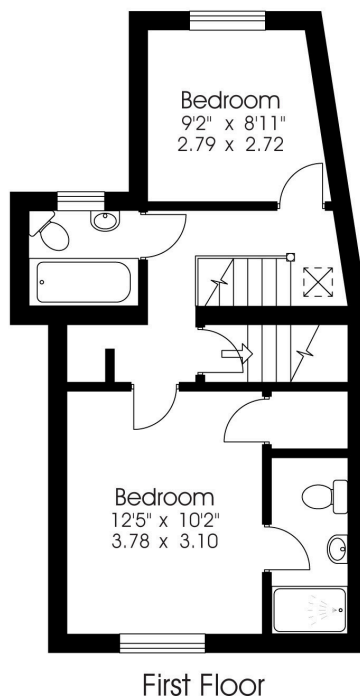
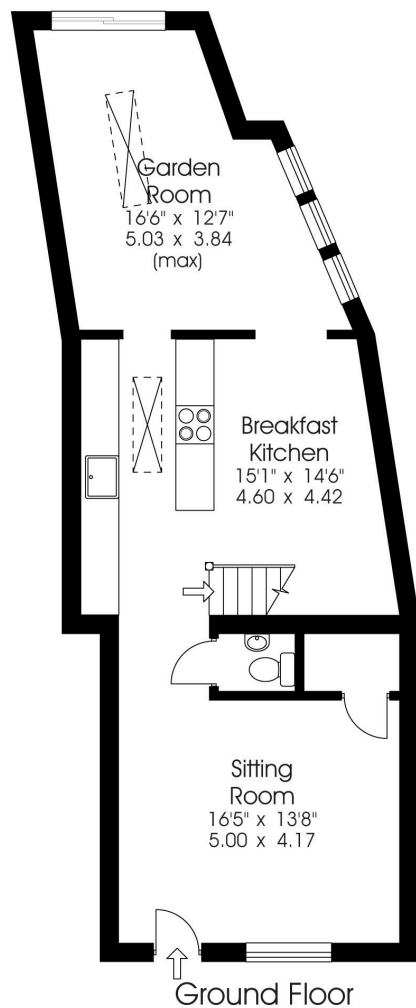
From Much Wenlock High Street (one way) turn left on to Wilmore Street and then first left on to Queen Street, King Street is the third turning on the left where the property can be found approximately 100 yards on the left hand side. The postcode is TF13 6BL.

Services:

The property is Freehold. All main services are connected.
Energy Performance Rating E.
Council Tax band C.



Approx Gross Floor Area = 1302 Sq. Feet
= 121.0 Sq. Metres



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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