



nick tart

6 Park Road, 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 infant/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. 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 vendors have undertaken considerable work which including an extension, creating a shower room and altering the kitchen / dining room. The property has gas central heating and double glazing. There is also a wide brick paved driveway allowing parking for several vehicles.



The accommodation is approached through a glazed entrance door leading to a spacious hallway with coat hanging space, and a guest cloakroom with vanity unit and WC. To the right of the hall is a sitting room which has a large picture window with views to the front. A door leads to the open plan dining / kitchen which has bi-fold doors opening to the conservatory with glazed roof, wood effect flooring and double doors to the garden .

Approached from the dining area is the kitchen which has a range of wall and base cupboards, stainless steel 1½ bowl sink and drainer. There is an integrated electric single oven and inset gas hob with extractor above and space for a dishwasher and washing machine. There is a useful storage cupboard with shelving.

From the sitting room, stairs lead to the landing with a storage cupboard having shelf and hanging space, family bathroom with WC, vanity basin, bath with shower and folding screen. Bedroom 1 has a large window with views over the rear garden, a built-in wardrobe with sliding doors, hanging rail and shelf. The ensuite has a large shower, pedestal wash basin, WC and ladder radiator. Bedroom 2 currently has twin beds and views to the front and a very useful walk-in cupboard which also houses the central heating boiler. Bedroom 3 (currently used as a home office) has views to the front and side of the property.

Outside to the front is a lawned area and a wide brick paved driveway offering off-road parking for several vehicles and access to the garage which has power, window and door to the garden. To the left of the garage is a lean-to metal greenhouse.

A pedestrian door from the drive opens to the rear garden, which is mainly hard landscaped and has a paved seating area, gravelled area with specimen shrubs, and an extensive pergola which provides interest and shade. There are mature climbing plants including Wisteria, Honeysuckle and a prolific climbing Hydrangea. There is a further secluded seating area with raised flower borders.

Guide Price: £390,000

Directions:

From Bridgnorth, travelling towards Much Wenlock on the A458 turn right just after the infant school on to Racecourse Lane and then first right into Swan Meadow. Almost to the bottom of the road turn right into Park Road where the property is found in the extreme right-hand corner. The postcode is TF13 6JH.

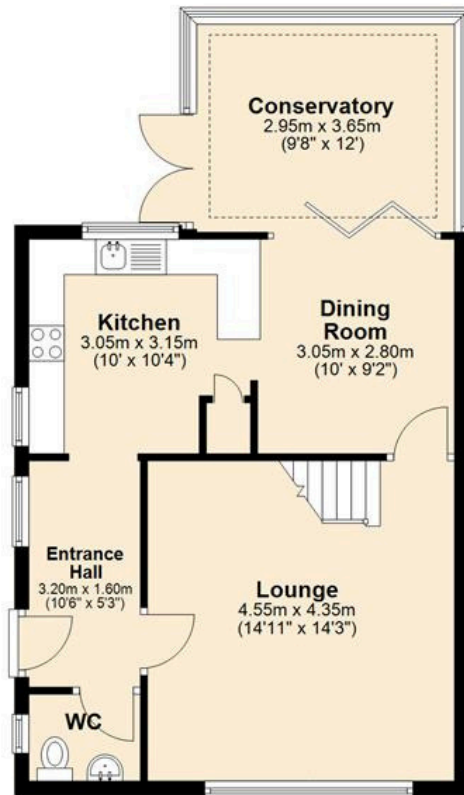
Services:

All mains services are connected. Gas central heating.
Energy Performance Rating D.
Council Tax band D.



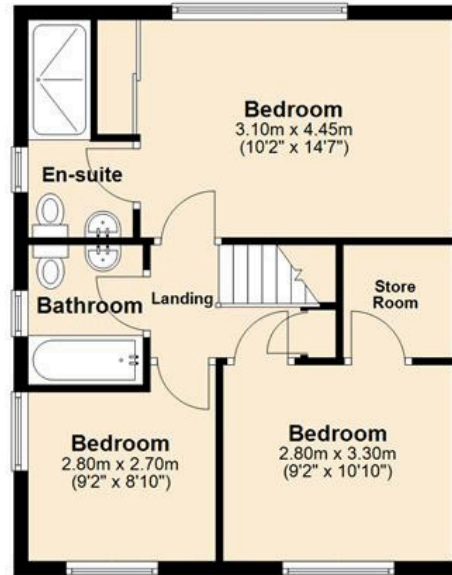
Ground Floor

Approx. 57.7 sq. metres (621.4 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 104.3 sq. metres (1122.6 sq. feet)

The floorplans provided are for illustrative purposes only.
All dimensions, layouts, and designs are approximate and may vary
from the final product.

The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase.

Images are for visualization purposes only and may not reflect the actual finished product or features.
Plan produced using PlanUp.



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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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