



nick tart

29 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.

The property is situated a short walk off the road\* and has the advantage of no upward chain. Whilst there is double glazing and gas central heating (with a recent new boiler), the property would lend itself well to further alterations and modernisation.



A part-glazed entrance door opens to the hallway with open, understairs storage and wood effect flooring. To the left is the sitting room which has views to the front of the property and a gas fire (not tested) with canopy above. There is an internal window looking through to the conservatory. Also off the hall is the dining room with wood effect flooring and a feature brick fireplace with gas fire (not tested). There is a useful storage cupboard and double doors to the spacious conservatory which has doors opening to the garden. A step leads down to a breakfast kitchen with part-panelling to the walls, together views to the front and rear of the property.

There is a range of wall/base cupboards, integrated Bosch oven and a 4-burner gas hob with extractor above, 1½ bowl sink and drainer, space for fridge / freezer and washing machine. There is a guest WC and door to the garden.



Off the hallway, stairs lead up to a landing with storage cupboard forming the airing cupboard. Bedroom 1 has a range of wardrobes incorporating over-the-bed storage, a useful store cupboard and window with views to the rear garden. There are two further bedrooms, one with a cupboard housing the central heating boiler. The family shower room has been fitted with a corner shower, vanity unit with bowl and pillar tap, WC and has tiled walls.

Outside to the front are lawned areas with flower borders and to the rear of the property there is a paved patio area, lawned area and space for sheds or greenhouse.

There is no upward chain.

**\*Note:** The property is approached via a footpath and parking is on road.

**Guide Price: £200,000**

**Directions:**

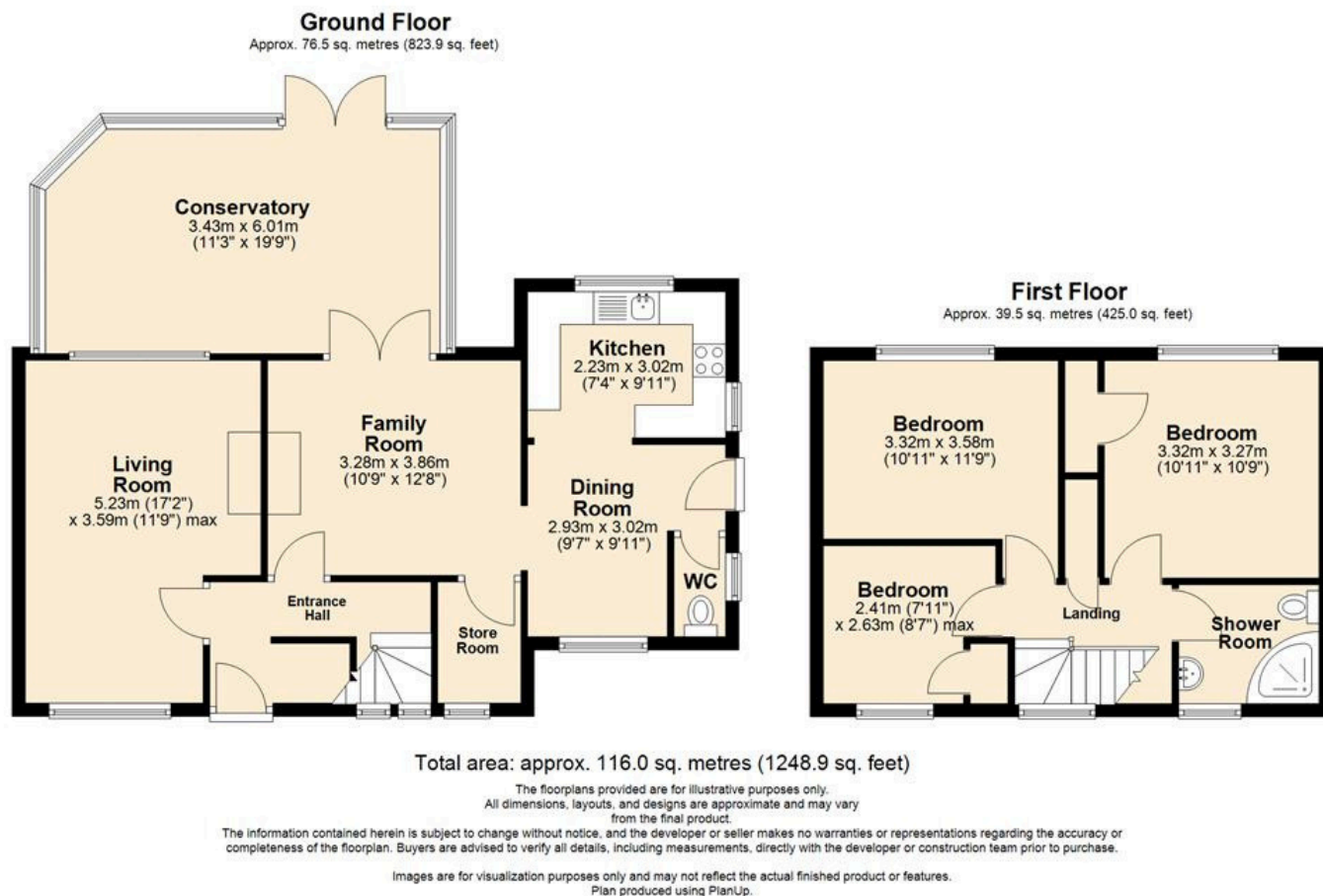
From Bridgnorth on the A458 turn immediately right after the Infant School on to Racecourse Lane. Take the first turning left on to Hodgecroft. The pathway to the property is a few yards on the left. The postcode is TF13 6HF.

**Services:**

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







**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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