



nick tart

Four Ashes, Bourton 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 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 beautiful light and airy modern space which has recently undergone a huge scheme of renovation including an extension. The central heating has been changed to an up-to-the-minute infra-red, electric, radiant heat system which is compatible with solar panels. The property has new windows and flooring throughout, a refitted kitchen and extended dining room with two pairs of bifold doors to the garden. The master bedroom suite includes an excellent dressing room and ensuite. Viewing is essential.



The accommodation includes entrance hall with engineered oak, herringbone style, flooring that continues through to the sitting room which has a feature fireplace with beam above and woodburning stove. The walls have painted wood panelling and there is a bow window with view to the front. The flooring continues through to the re-fitted kitchen which has an excellent range of wall/base cupboards, Bosch double oven and grill, induction hob, integrated dishwasher and double Belfast sink. There is a larder unit, space for a large fridge freezer and a useful breakfast bar with marble work surface and storage beneath. Beyond is the extended dining room with two pairs of bi-fold doors opening to the garden and rear patio. Off the kitchen there is a utility with cupboard, housing a stacked washer/dryer. There are wall/base units, a double Belfast sink and door to the guest WC.

From the hall is a family bathroom fitted with a Villeroy and Bosch suite which includes a double bow-end bath, vanity storage base unit with twin porcelain bowls and mixer taps. The master bedroom suite has double doors to the rear patio and an archway through to the dressing room fitted with “his” and “hers” hanging rails and storage. Beyond is the ensuite with a large vanity unit having twin porcelain basins, mixer taps, WC and large frameless shower. The guest bedroom has views to the front of the property and built-in wardrobes. The third bedroom is a small double presently used as an office.

Outside, to the front there is parking for several vehicles, an electric car charging point and automatic electric gate, opening to a further area of resin driveway which offers parking for several more vehicles. Behind the property is a patio area, ideal for entertaining and a large lawn area, garden shed and views towards farmland.

Guide Price: £625,000

Directions:

From Much Wenlock on the Gaskill corner, take the A458 Shrewsbury Road and fork immediately left on the B4376 Ludlow Road. Continue a short distance passing Ashfield Gardens and turn left up a private driveway immediately before Rindleford House. For location purposes the property uses What3words Springing.pools.limits. Please park on the resin driveway immediately in front of the property, which is on the left-hand side. The postcode is TF13 6AJ.

Services:

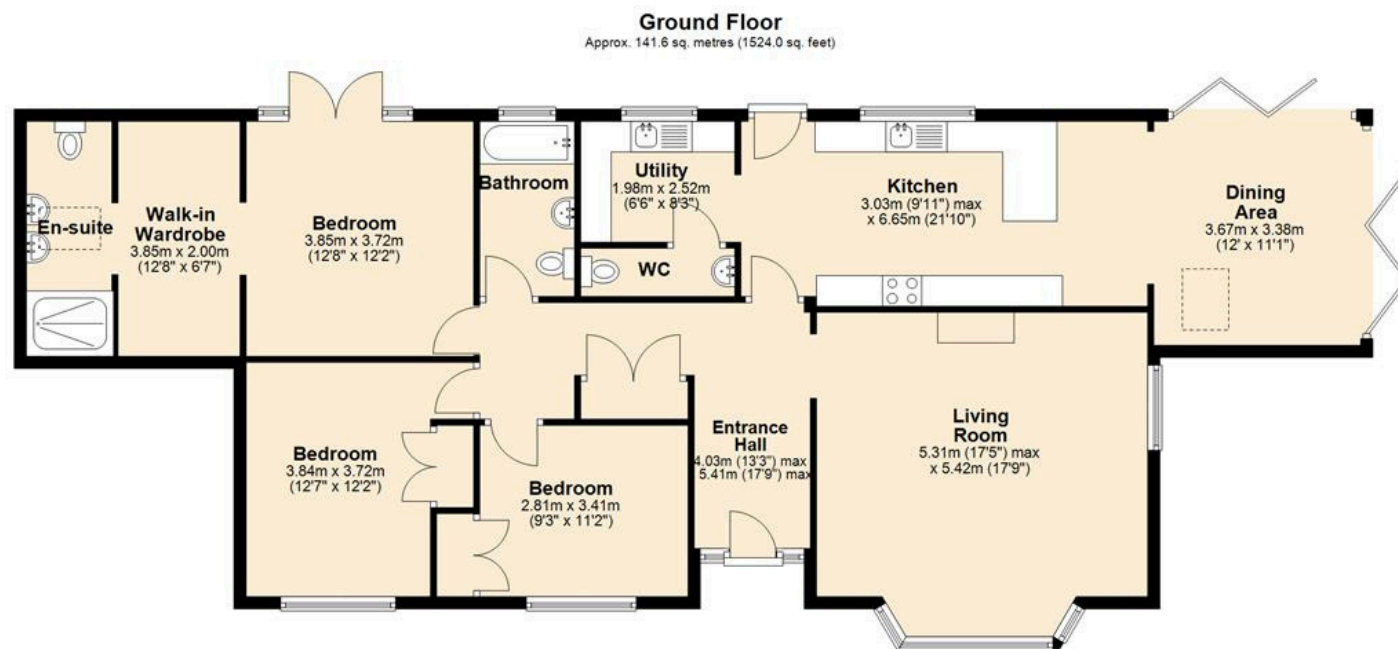
Mains Water and drainage.

Electric infrared radiant heating system (solar compatible)

Energy Performance Rating – Applied for.

Council Tax band E.





Total area: approx. 141.6 sq. metres (1524.0 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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