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Brook House, Brockton, Much Wenlock

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The property lies in the small village of Brockton which is situated approximately 4 miles to the south east of Much Wenlock. The village has a primary school and a public house/restaurant and is centrally situated for access to the Shropshire Hills, designated an Area of Outstanding Natural Beauty. There are many lovely walks close by and nearby in Much Wenlock there are good local amenities including primary and secondary schools, Parish church, shops, cafes, pubs and restaurants. To the north west is the county town of Shrewsbury, Ludlow and the market town of Bridgnorth are also close by. To the north is Telford which has both motorway and rail connections to the rest of the country.

The entrance door opens to the hall with useful understairs, open, storage space. There is a guest cloakroom with WC, washbasin and plumbing for a washing machine. To the right is the sitting room with views to the front and patio doors opening to the rear, a stone feature fireplace with polished stone hearth and inset, electric, coal effect fire. The dining room has views to the rear. There is a study/family room. Also off the hallway is the spacious breakfast kitchen with views to the front and side of the property and a stable door to the garden. The kitchen which is well fitted with a range of storage cupboards, drawers and display shelves. There is granite work surface, inset sink and tiled splash back together with an integrated Neff dishwasher, electric oven and induction hob with extractor over, also a further storage cupboard with shelving and space for a fridge freezer.



From the hall, stairs with stained spindles lead to a large landing having access to the loft which is part boarded. Bedroom 1 has views to the front and a built-in, walk-in wardrobe with hanging rails and shelves. The ensuite has a large shower, WC, washbasin with mixer tap and ladder radiator with summer mode. Bedroom 2 is a large double and has dual aspect windows to front and side. There are 2 further bedrooms, one which is presently used as a dressing room/study/office. The family bathroom has a bow ended bath with mixer taps, pedestal washbasin, WC, a large shower and ladder radiator. The airing cupboard has useful shelves.

Outside to the front there is a gravel driveway leading to Brook House which has a large parking area with space for several vehicles. There is a detached, double garage with metal up-and-over doors and power. The gravel area leads to the side and rear of the property and steps with mature planted borders lead to a formal lawn area with a clipped box hedge and seating area. There are also mature trees which include a Turkish Hawthorn and Maple. To the side of the garden is an established Beech hedge and a cottage garden. There is a decked seating BBQ area with south-west aspect and a door to a good space over the garage. The property has the advantage of solar panels which were installed in 2011 and have a higher rate tariff (more information available).

Guide Price: £625,000

Directions:

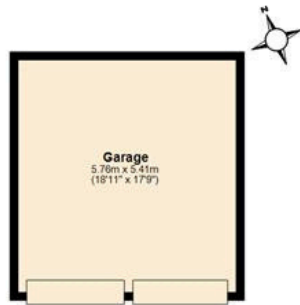
From Much Wenlock take the B4378 towards Ludlow passing through Bourton. Continue into Brockton and just as you drop down the bank at the crossroads turn right where the property can be found immediately on the left-hand side. Turn onto the gravel driveway and it's the property on the far left. The postcode is TF13 6JR.

Services:

- Mains electricity and water
- Oil fired central heating
- Private shared septic tank (replaced approximately 2021)
- Energy Performance Rating C.
- Council Tax band F.



Ground Floor
Approx. 116.3 sq metres (1291.7 sq. feet)



First Floor
Approx. 85.5 sq. metres (919.8 sq. feet)



Total area: approx. 201.7 sq. metres (2171.5 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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