



nick tart

3 Foresters Gardens, 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 detached house built by Shropshire homes offering comfortable accommodation within walking distance of Much Wenlock park, having underfloor heating to the ground floor. The accommodation includes a glazed entrance door opening to the entrance hall which has a tiled floor and understairs cupboard. There is a panelled door to the right which leads to the sitting room which has a square, walk-on bay window with leaded lights and views to the front of the property. There is a fireplace (currently not used) with a marble hearth and mantle. A pair of glazed doors open to the dining room with French doors leading to the rear garden. A door leads to the kitchen also with tiled floors and a range of wall and base units including an integrated microwave, electric oven, induction hob and extractor fan. The black granite style worksurface has a one-and-a-half bowl stainless steel sink with drainer. There is also an integrated dishwasher and fridge freezer. Off the kitchen is a door to the utility room with space for a washing machine, worksurface with stainless steel inset sink with drainer, and tall broom cupboard. A part-glazed door opens to the garden. The guest cloakroom has a corner washbasin and WC.



From the kitchen a door leads back to the hallway with stairs to the landing with loft access and airing cupboard. The master bedroom has views to the front and ensuite shower room with WC, washbasin and tiled floor. Bedroom 2 is a twin bedroom with views to the front. Bedroom 3 is also a double room and has a view to the rear. Bedroom 4 is currently used as a dressing room and has a range of built-in wardrobes with hanging rail and shelves.

Outside, to the front is a driveway with parking for several vehicles which leads to the garage, which has an electric door and pedestrian door to the garden. The rear garden is mainly laid to lawn and has a patio area adjacent to the house which has a wrought iron style frame with glass roof. To the rear of the garden are flower borders, garden shed and a decked area with pergola. The property has no upward chain.

Guide Price: £495,000

Directions:

Leaving Much Wenlock on the A458 heading towards Buildwas, continue past Station Road on the right-hand side. Take the next left into Foresters Gardens where the property can be found on the left hand side. The postcode is TF13 6GA.

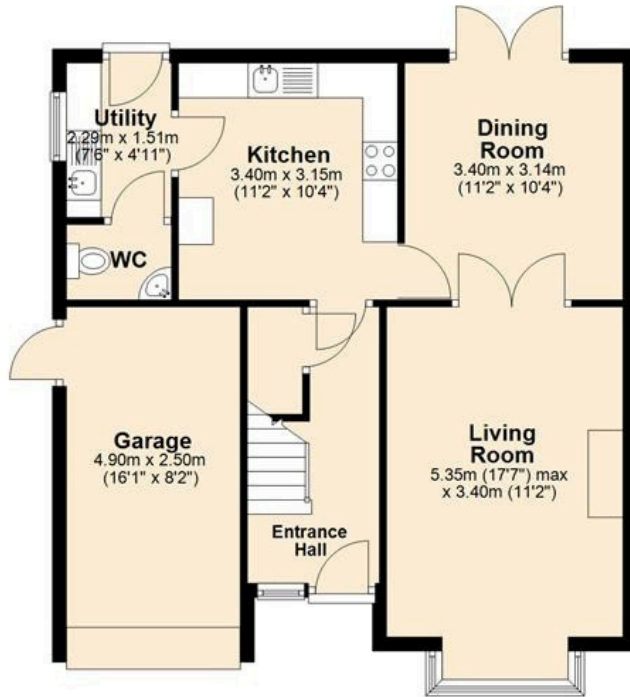
Services:

The property has all mains services connected.
Energy Performance Rating C.
Council Tax band E.



Ground Floor

Approx. 65.9 sq. metres (709.5 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



Total area: approx. 129.5 sq. metres (1393.8 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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