



nick tart

18a High Street, 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 a listed Grade 2 terraced cottage dating back to 16th century, which had major refurbishment in 2015/16 including underfloor heating to the ground floor finished with reclaimed quarry tiles, installation of a log burner and a rear oak extension with automatic roof lights and a Mud & Co bespoke kitchen with a 3-oven dual fuel AGA.



A part-glazed entrance door opens into the sitting room which has a quarry tiled floor, underfloor heating and exposed ceiling beams together with a contemporary style multi-fuel stove on a slate hearth. Approached from the sitting room is the kitchen which has been extended and now includes an impressive full height ceiling with exposed ceiling trusses, a bright and airy space which has glazed folding doors to the garden. There is a bespoke Mud & Co kitchen including a larder cupboard, broom storage and pull out storage shelving and drawers. Also in the kitchen is a cream three-oven dual fuel AGA with units to each side and a granite worksurface which incorporates a breakfast bar with further storage beneath. On the facing wall there is a Belfast sink with mixer tap and a granite worksurface with storage cupboards beneath including a built-in wine rack. The tiled floor continues into the utility which has a WC and wash basin, central heating boiler and space for a washing machine.

From the sitting room, stairs lead up to a small landing and shower room with WC and vanity wash basin. There is a double bedroom which has views to the front of the High Street, exposed ceiling beams, polished floorboards and a purpose-built wardrobe making full use of space which includes hanging rail and shelves, with a very useful range of drawers. Bedroom 2 is a small single and may be ideal as a dressing area or office, it has over stairs storage and a window with deep sill.

Double glazed folding doors lead from the kitchen to a patio area with a garden shed and useful storage space tucked to the side of the property ideal for bins. From the patio, steps lead up to the garden which has well stocked borders with fruit trees and several seating areas. To the rear of the garden is a feature arch with seating and climbing rose beyond, there is a pedestrian gate which has access to the public car park (annual residence car park permits are available). No upward chain.

* Please note this property experience flooding in 2007 which is reflected in the asking price.

Guide Price: £260,000

Directions:

From Bridgnorth approaching Much Wenlock, turn right on to the High Street. Go past the turning for King Street on the left, and the property can be found a little further down on the right hand side. Parking is on road. The postcode is TF13 6AB.

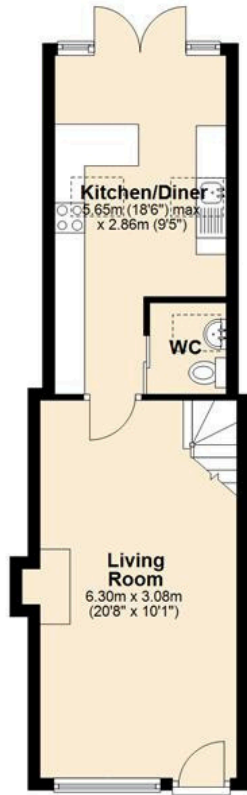
Services:

All mains services are connected.
Energy Performance Rating C.
Council Tax band C.



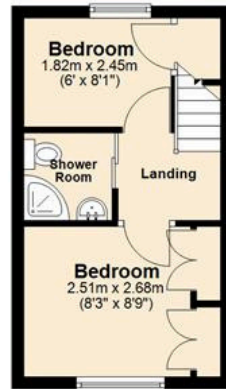
Ground Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



First Floor

Approx. 19.6 sq. metres (211.0 sq. feet)



Total area: approx. 55.4 sq. metres (596.8 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.



Property Information: There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

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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