



nick tart

10 Forester Avenue, 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 bungalow which requires considerable updating, with scope for extending (subject to planning).



The present accommodation includes porch with sliding doors opening to the hallway. To the right there is a glazed panel and door to the sitting room which has views to the front and a fireplace with gas fire (not tested). Off the sitting room is the dining room with views over the rear garden. A doorway opens to the kitchen which has a basic range of cupboards and worksurface, and a door to a rear hallway.

Off the hallway are three good size double bedrooms (two with views over the rear garden) and there is a family bathroom.



To the front is a driveway with parking for several vehicles and access to the single garage. At the rear is a paved area and steps down to the garden which is mainly laid to lawn, with mature shrubs and hedging. No upward chain. Cash purchase preferred.

**Guide Price: £300,000**

**Directions:**

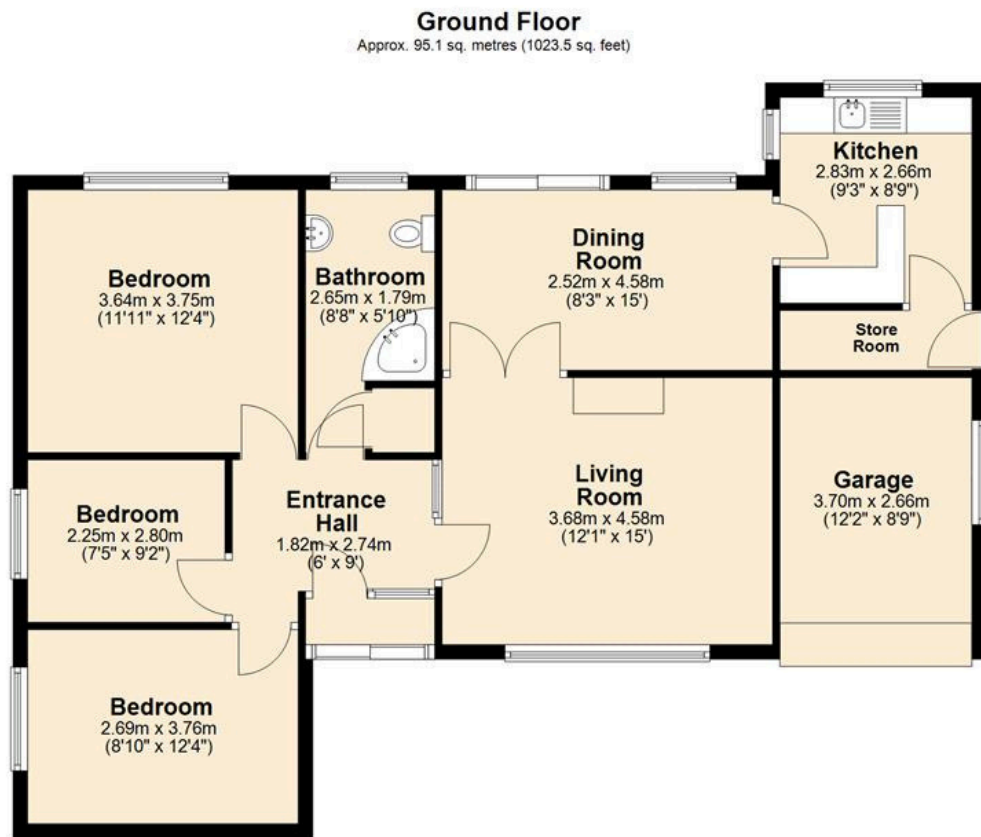
From Much Wenlock High Street (one way) turn right onto Barrow Street and continue past St. Mary's Lane on the right. Turn right just after Carvers Croft (which is on the right) and then immediately left on to Forester Avenue. Continue straight on and the Bungalow is found on the right hand side. The postcode is TF13 6EX.

**Services:**

All main services are connected.  
Energy Performance Rating F.  
Council Tax band D.







Total area: approx. 95.1 sq. metres (1023.5 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.



**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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