

## Lornaël, The Alley, Little Wenlock, Shropshire, TF6 5BG



Extended detached family house in a highly regarded semi-rural location, hall, cloaks/w.c/utility, lounge, dining room, playroom, breakfast kitchen, galleried landing, master bedroom with en-suite shower room, three further double bedrooms, bathroom/w.c, attached double garage with potential to extend above, above average lawned gardens.

**Price Guide: £450,000**

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## Lornael, The Alley, Little Wenlock, TF6 5BG

**Little Wenlock** Close to the Wrekin, Little Wenlock is a charming village of 130 houses nestling under the Wrekin with stunning views across the Shropshire Countryside. The village features an active village hall offering events throughout the year, and the picturesque Church of St Lawrence. At the heart of the community is the delightful Huntsman Inn, a children's play area and tennis court for the use of the village community. There are a number of foot and bridle ways giving access to the surrounding countryside for walking and riding. Little Wenlock is perfectly placed for Ironbridge, a World Heritage Site. Approximately two miles to the village of Horsehay with an 18 hole Golf Course. The area is renowned for its excellent schools, both in the state and independent sector. Coalbrookdale Primary school is a short drive while Wrekin College, Thomas Telford, Newport Grammar and the range of Shrewsbury schools are all easily accessible. The nearby town of Much Wenlock offers a range of local amenities, individual shops and weekly farmer's market. The village is well placed for commuting to the county town of Shrewsbury, with excellent links to Telford and Birmingham via the motorway and railway networks.

### Location



**The map shows the centre of the postcode rather than the exact property location.**

**Services:** Mains electricity, water and drainage, oil fired central heating

**Local Authority:** Telford & Wrekin

**Council Tax:** Understood to be Band E

**Viewings:** Strictly by appointment through the agents

**EPC Rating:** E

**Part of the driveway is shared with a neighbouring property**

### Property Description

Lornael is a deceptively spacious family home. An extension undertaken around 2016 has created useful additional space and there is potential to further extend above the double garage if required. Due to the idyllic village location, the property will be highly sought after and we highly recommend an early viewing. In addition to excellent parking and a double garage, there is a delightful above average sized lawned garden to the rear of the property.

### Spacious Entrance Hall



### Dining Room



### Breakfast Kitchen

Includes integrated dishwasher and oven, hob unit, extractor fan





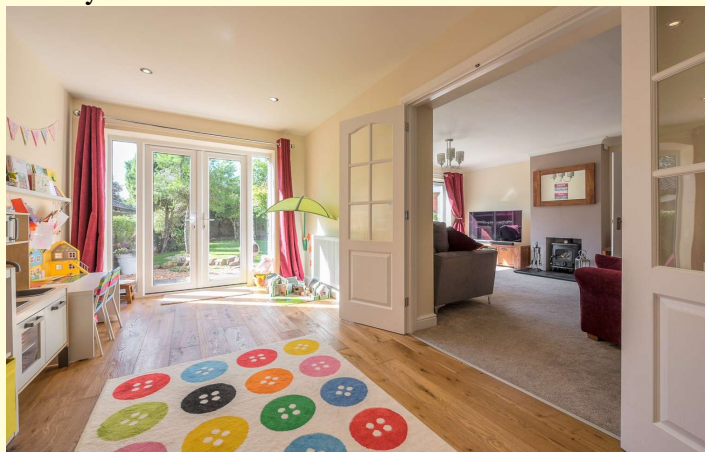
**Lounge**



**Bedroom Four**



**Family Room**



**Bathroom/w.c**



**Bedroom One**



**Bedroom Two**



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Total Area: 167.4 m² ... 1802 ft²



**ILLUSTRATION FOR IDENTIFICATION ONLY - NOT TO SCALE**

The size and position of windows, doors appliances and other features are approximate only.

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