

14 Forester Gardens, Much Wenlock Shropshire, TF13 6GA



Spacious and tastefully presented executive detached family house ideally positioned set back within a slip road and close to the secondary school and town centre, gas fired central heating, UPVC double glazing, pleasant gardens including summerhouse, additional wooded garden area to front, parking for several vehicles, single garage.

Price Guide: £600,000

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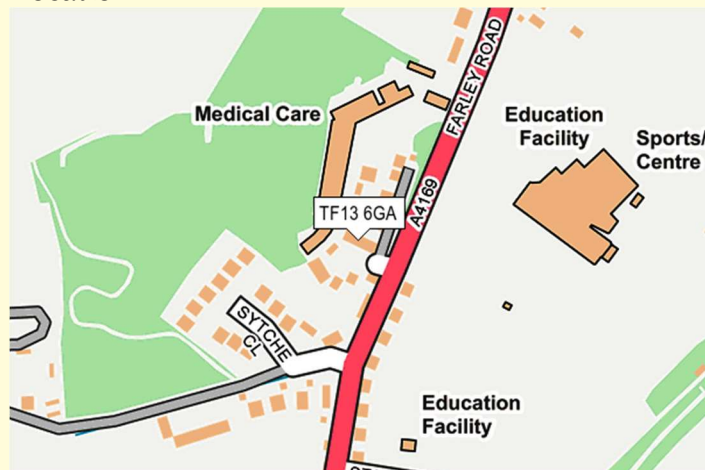
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Much Wenlock is a highly desirable locality, surrounded by the glorious Shropshire countryside. There is immense charm and character to the town with its many beautiful period buildings and historic references adding to the appeal.

The area is well served by shops including an excellent traditional family butcher, A Ryan & Sons. There is also a post office, library, leisure centre, doctors, chemist and vets. Along with the local Primary School, Much Wenlock is also home to William Brookes Secondary School. Regular buses run between Much Wenlock, Bridgnorth and Shrewsbury, and there are some delightful pubs and restaurants both in the town and dotted around the surrounding countryside.

Location



Energy performance certificate (EPC)

14 Forester Gardens MUCH WENLOCK, TF13 6GA	Energy rating C	1041 units	8 January 2014
Certificate number: 3895-TM1-9432-6307-3643			
Property type	Detached house		
Total floor area	175 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) ([PDF](#)) [www.gov.uk/government/uploads/system/uploads/attachment_data/file/241305/](#)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
91-101	A		
81-90	B		
69-80	C		
55-68	D		
39-54	E		
13-38	F		
1-12	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

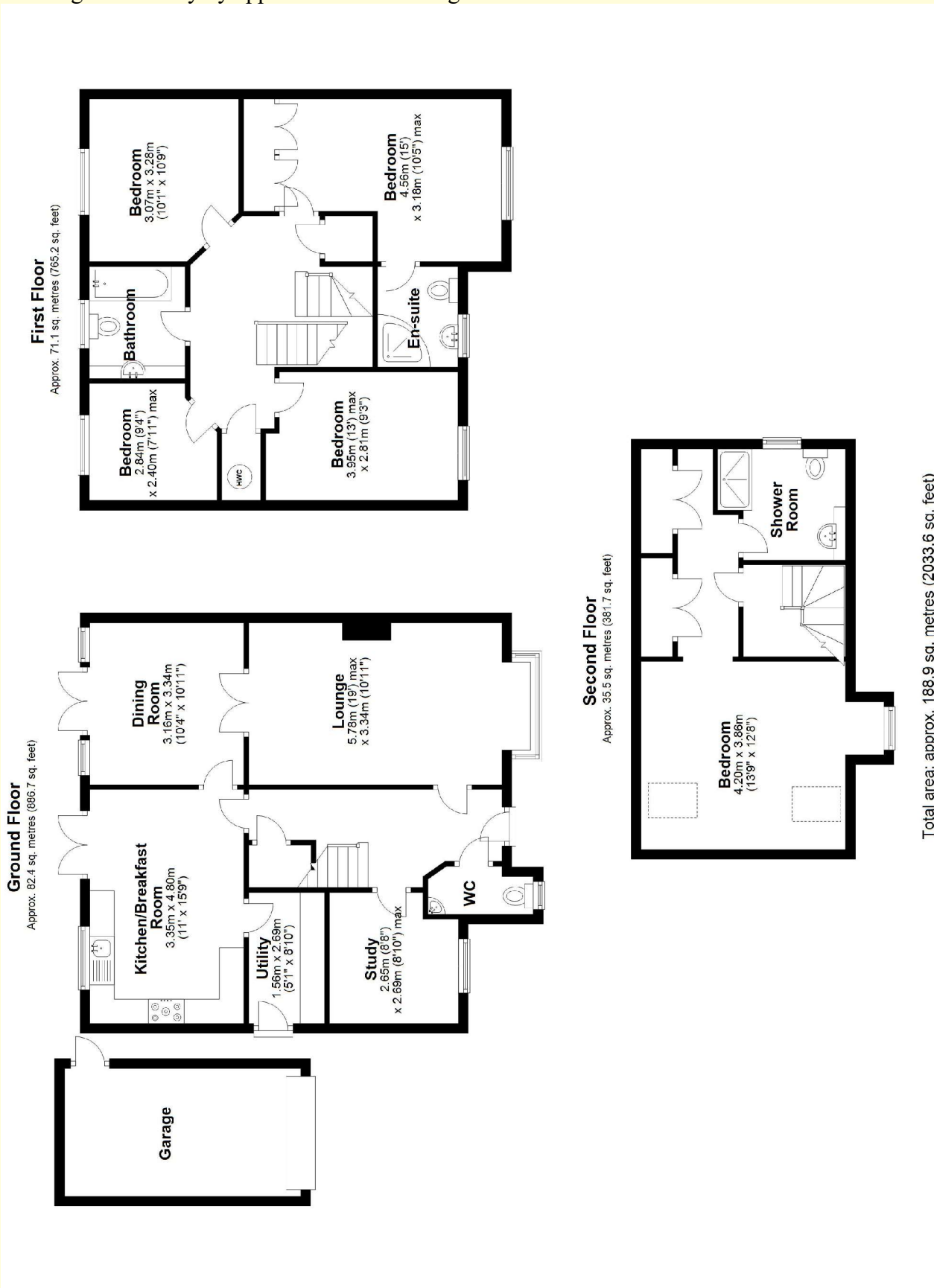


Local Authority – Shropshire Council

Council tax band F

All mains services are connected.

Viewings are strictly by appointment via the Agents



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