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• estate agents •

**2 Bridge Road, Much Wenlock  
Shropshire, TF13 6BA**



**An attractive and tastefully presented mid terraced cottage within close walking distance to the town centre, gas fired central heating, UPVC double glazing, enclosed courtyard garden to the rear, on street parking.  
A lovely, charming cottage, viewing is highly recommended.**

**Price Guide: £220,000**

58 High Street, Much Wenlock, Shropshire TF13 6AE

[sales@stentonsproperty.co.uk](mailto:sales@stentonsproperty.co.uk)

T: 01952 728200 01952 883300

[www.stentonsestateagents.com](http://www.stentonsestateagents.com)

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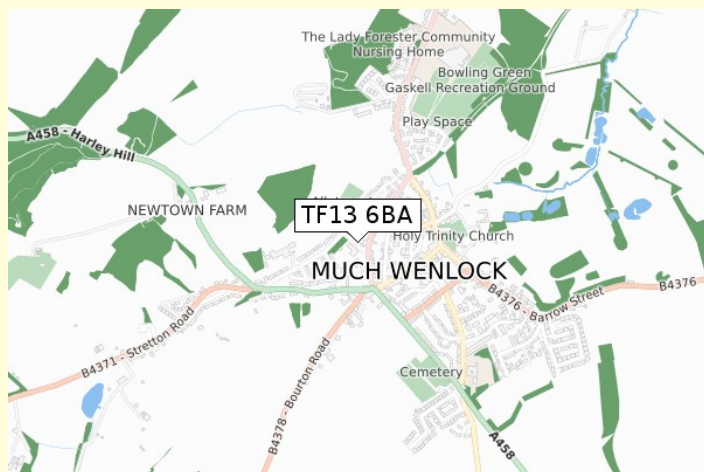
 The Property  
Ombudsman  
SALES

## 2 Bridge Road, Much Wenlock, TF13 6BA

**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



Local Authority – Shropshire Council

Council tax band B

All mains services are connected.

Viewings are strictly by appointment via the Agents

English | Cymraeg

## Energy performance certificate (EPC)

2 Bridge Road MUCH WENLOCK TF13 6BA	Energy rating <b>D</b>	Valid until: 11 February 2034 Certificate number: 0370-2812-4330-2904-8481
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Property type: Mid-terrace house

Total floor area: 79 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	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.

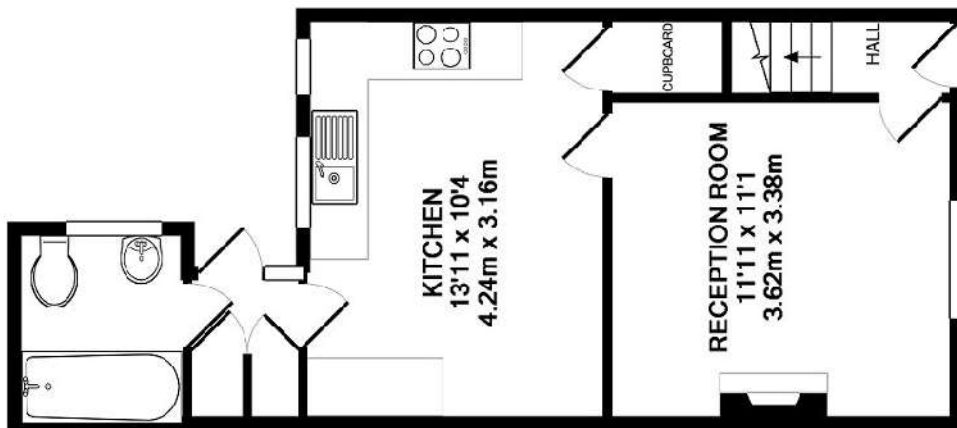
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

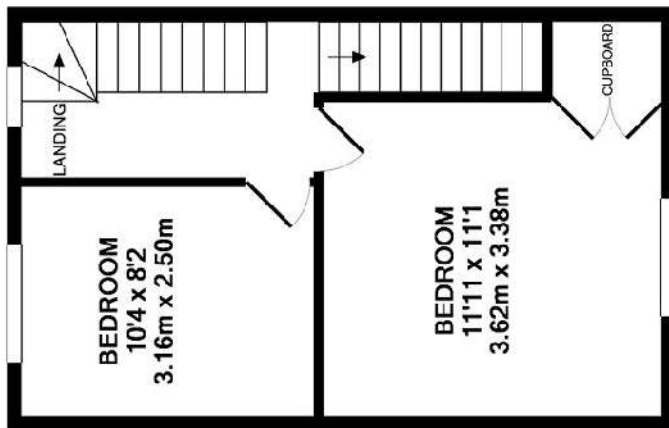
### Breakdown of property's energy performance



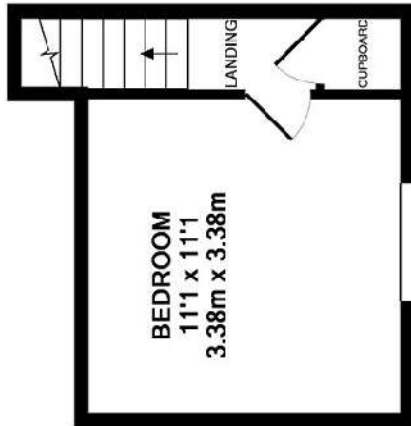




GROUND FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 161 SQ.FT.  
(14.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Important note:** We take great care in preparing our property brochures and the details in these particulars are believed to be correct, but their accuracy is not guaranteed nor do they form part of any contract. For clarification we wish to advise prospective purchasers that these sales particulars are intended as a general guide and none of the statements contained in these details should be relied upon as statements or representations of fact. We have not carried out a survey nor tested the services, appliances, alarms or specific fittings. Room sizes should not be relied upon for carpets and furnishings. You are advised to undertake your own local enquiries and searches and to take advice from your legal representative.