

## 16 Falcons Court, Much Wenlock Shropshire, TF13 6BF



Deceptively spacious modern mid terraced house ideally positioned in a "tucked away position" yet within close walking distance to the town centre, gas fired central heating, UPVC double glazing, well presented accommodation to two levels, two bedrooms, breakfast kitchen, single garage, parking space and courtyard garden.

**Price Guide: £259,950**

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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

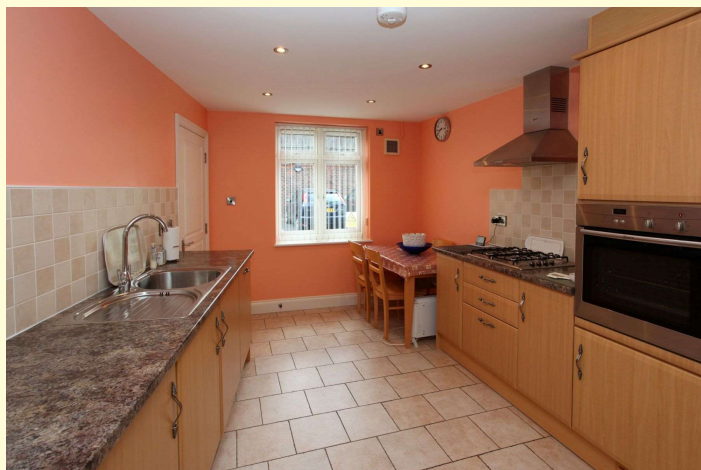


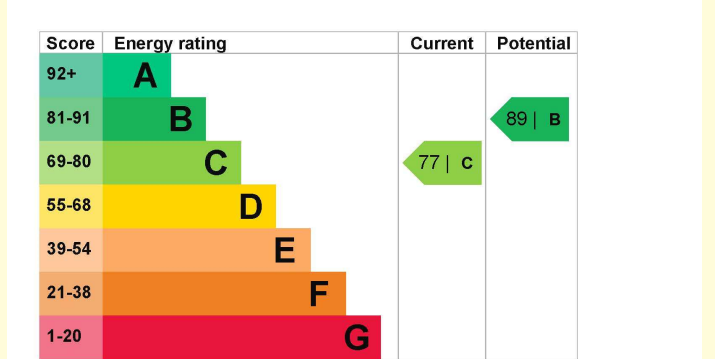
**Local Authority – Shropshire Council**

**Council tax band B**

**All mains services are connected.**

**Viewings are strictly by appointment via the Agents**





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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

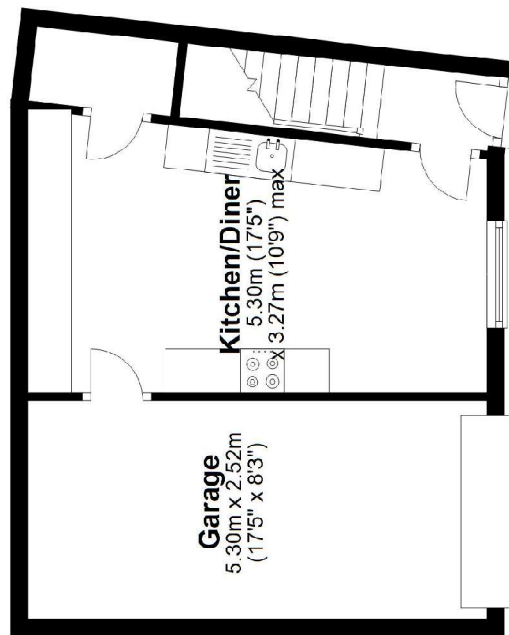
When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good



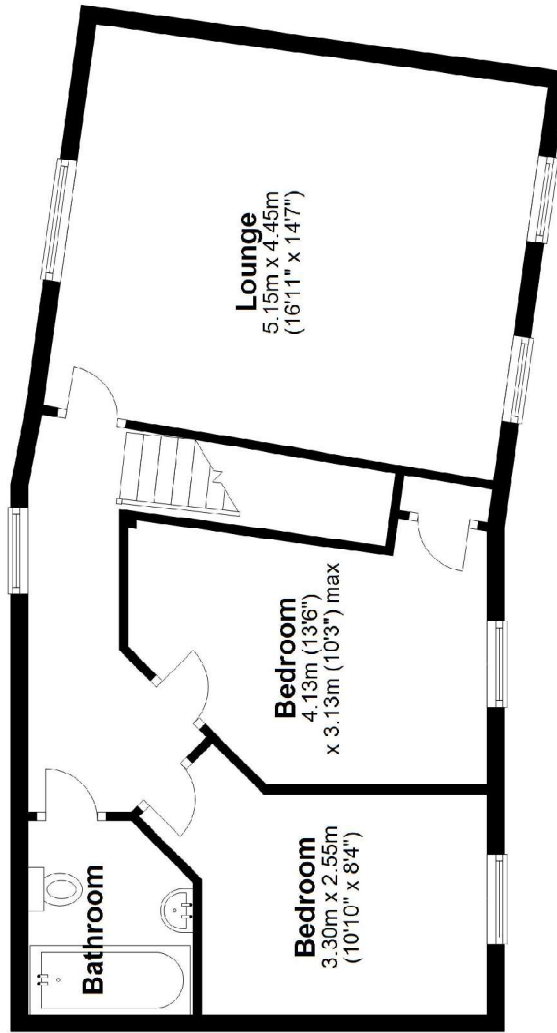
### Ground Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



### First Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 sq. feet)

**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.