

39 Hunters Gate, Much Wenlock Shropshire, TF13 6BW



A tastefully presented and maintained three storey mews house within this highly regarded residential development just a short walk from the town centre, gas fired central heating, UPVC double glazing, single garage (the end one to the rear), ample parking, easy to maintain southerly facing garden, pleasant far reaching views to front.

Price Guide: £335,000

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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.

then turn immediately right into Hunters Gate. Follow the road round until you reach number 39. There is also convenient footpath access into Much Wenlock.

Local Authority – Shropshire Council
Council tax band D

All mains services are connected.

Viewings are strictly by appointment via the Agents

Energy performance certificate (EPC)		
39 Hunters Gate MUCH WENLOCK TF13 6BW	Energy rating D	Valid until: 15 August 2032 Certificate number: 2032-9928-8100-9092-8202
Property type	Mid-terrace house	
Total floor area	91 square metres	

Rules on letting this property

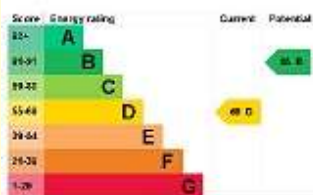
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/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.](#)



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



Location

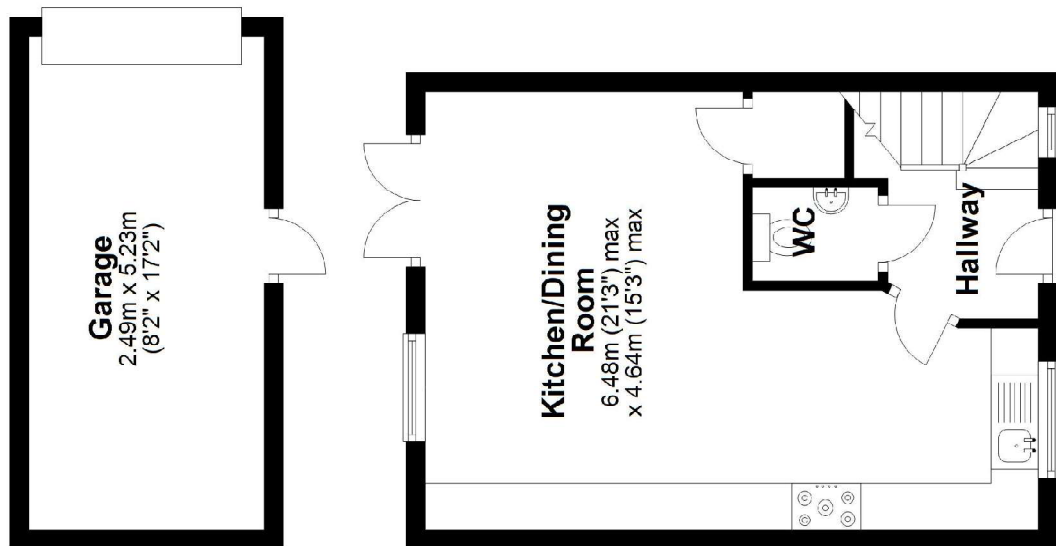


Hunters Gate can be found just on the outskirts of Much Wenlock, proceed out of the town on Barrow Street (the B4376), turn into Forester Avenue and



Ground Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Garage
2.49m x 5.23m
(8'2" x 17'2")

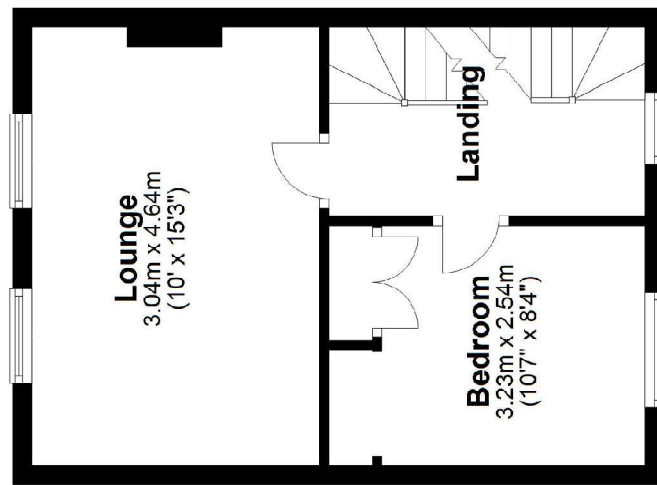
Kitchen/Dining Room
6.48m (21'3") max
x 4.64m (15'3") max

WC

Hallway

First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



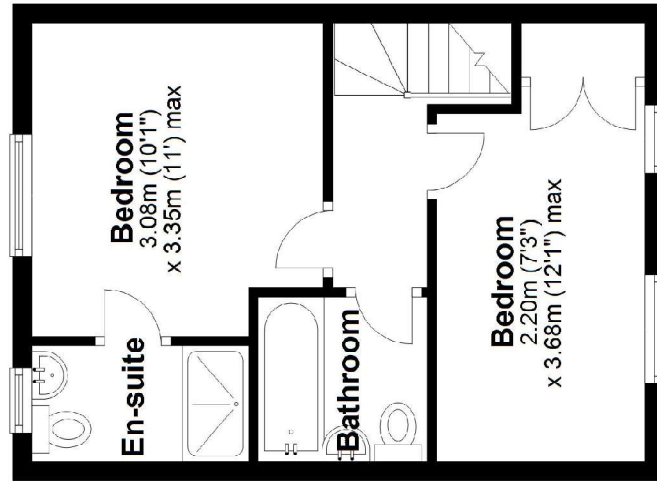
Lounge
3.04m x 4.64m
(10' x 15'3")

Bedroom
3.23m x 2.54m
(10'7" x 8'4")

Landing

Second Floor

Approx. 30.2 sq. metres (324.5 sq. feet)



Bedroom
3.08m (10'1")
x 3.35m (11') max

Bedroom
2.20m (7'3")
x 3.68m (12'1") max

En-suite

Bathroom

Total area: approx. 103.3 sq. metres (1111.8 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.