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**4 Brockton
Much Wenlock, Shropshire, TF13 6JR**



This delightful 3-bedroom retreat combines the timeless allure of rustic living with the convenience of modern amenities. As you step inside, you'll be greeted by a warm living room, complete with a traditional log burner. The kitchen/dining area offers ample space for culinary adventures and family meals. Outside, you'll find yourself surrounded by a contemporary garden providing a picturesque backdrop for outdoor relaxation and al fresco dining.

Offers Around £300,000

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4 Brockton, Much Wenlock

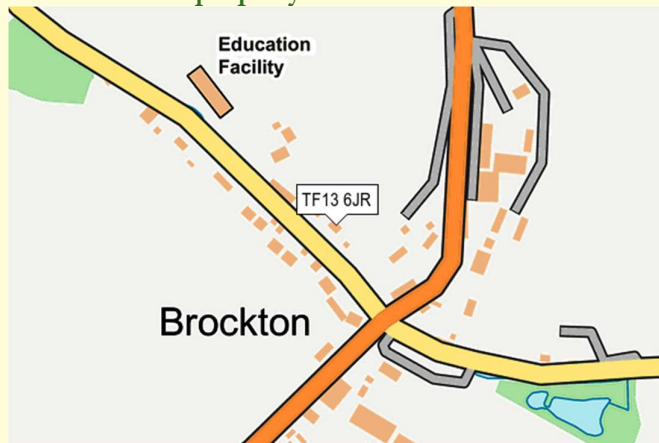
Brockton is a Hamlet located approximately 5 miles from Much Wenlock. There is a Primary school and a lovely character Inn, The Feathers.

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Local Authority – Shropshire Council

Council tax band D

Mains water & electric, log burner, and oil boiler and radiator

Viewings are strictly by appointment via the Agents

Key Points:

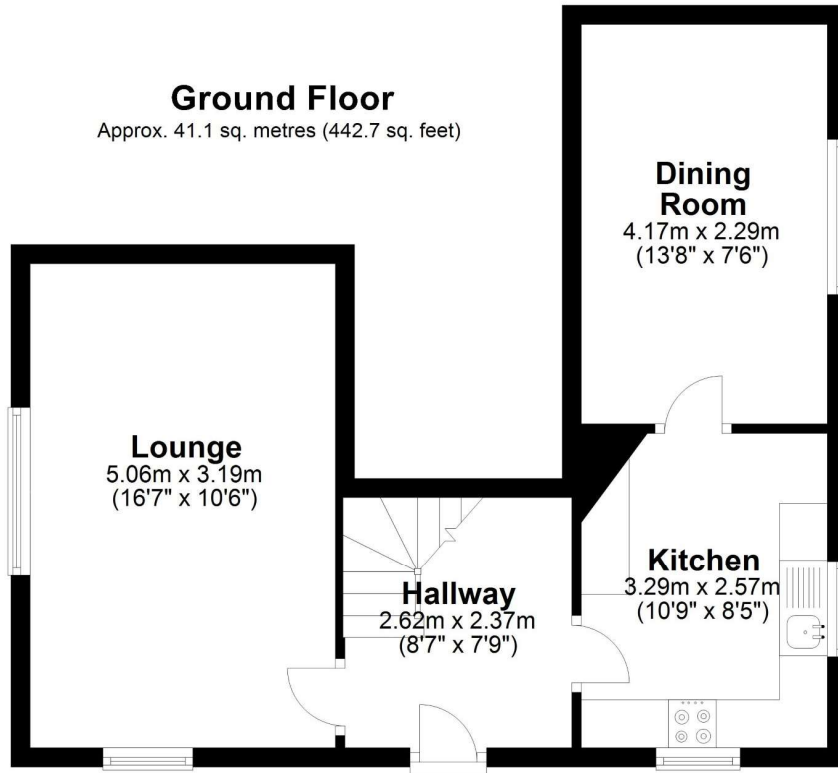
- Located in the tranquil hamlet of Brockton
- South facing rear garden with countryside views to the rear
- Walking distance to the local primary school and a short drive away from the historic town of Much Wenlock
- Two good sized reception rooms with wood burning stove in the lounge
- Attractive dining with quarry tiled floor
- 3 Bedrooms
- Family bathroom
- Parking





Ground Floor

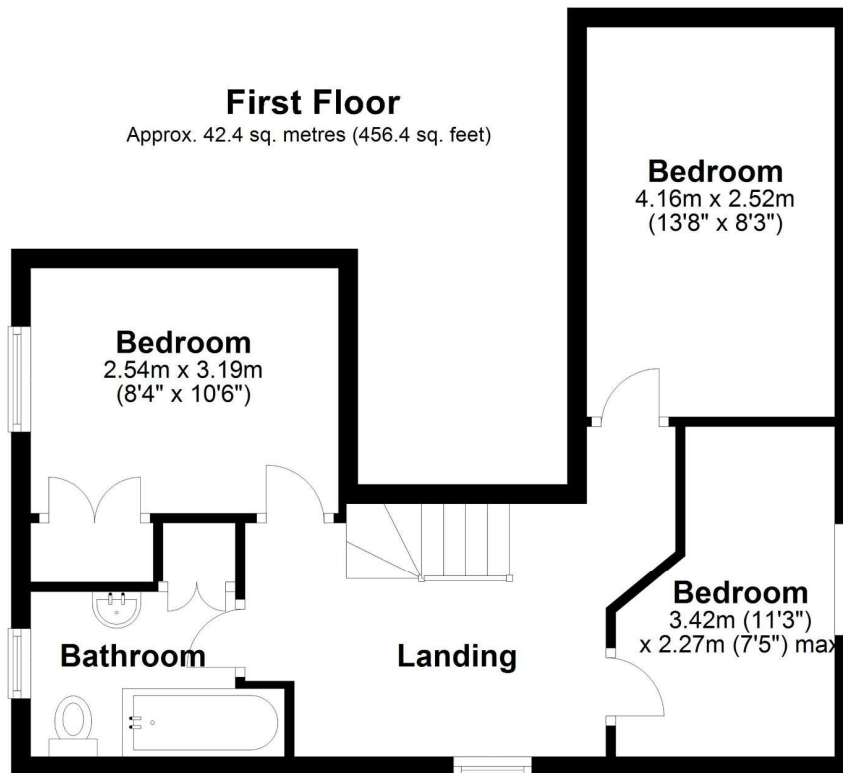
Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 83.5 sq. metres (899.1 sq. feet)

First Floor

Approx. 42.4 sq. metres (456.4 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.