

2 Wheatland Grove, Much Wenlock, Shropshire, TF13 6JE



A substantial, bay fronted individual period house commanding a prime residential position a short walk away from the town with plenty of character and charm. Gas fired central heating, mostly double glazed, garage, parking, brick outbuilding and gardens.

Price Guide: £465,000

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2 Wheatland Grove, Much Wenlock, Shropshire

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 are 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.

Property Description

Our clients substantial period residence is likely to originate from the early 19th century and was understood to be part of the old Wheatland Brewery. Built in an attractive brick beneath a pitch tiled roof the property occupies an ideal setting tucked away within a cul-de-sac and is within close walking distance to highly sought after Much Wenlock. Warmed via a gas fired central heating system and with mostly double glazing, it should be noted that since purchase our clients have undertaken many improvements including replacing the kitchen and bathrooms, some double glazed sash windows and enhancing the accommodation with an extension in 2008. Many attractive features can be found on an internal inspection including Maws tiled flooring in the hall, original cast iron fireplaces, stripped doors and high ceilings.

Accommodation

Covered Porch

Timber and glazed outer door to:

Entrance Hallway

With Maws tiled flooring, stairs to first floor level.

Lounge



Having a feature cast iron open fireplace with tiled hearth, double glazed bay window to front.

Family Room



An excellent sized room, cast iron multi-fuel burner, double glazed bay window to front, double glazed window overlooking rear garden.

Utility Room

Split level with tiled floor, fitted worktop, inset single drainer stainless steel sink unit plus mixer tap, plumbing for washing machine, external door.

Cloakroom/wc

With low level wc, tiled floor.

Breakfast Kitchen



Tastefully presented and part tiled incorporating a stylish modern range of base and wall cupboards and drawers with complimentary roll top work surfaces, dishwasher, inset one and a half bowl sink unit plus mixer tap, water softener, Rangemaster gas oven with

extractor hood, tiled floor, aspect to front garden, door leading to rear garden.

First Floor Landing

Double glazed sash window.

Bedroom One



Lovely cast iron fireplace, double glazed sash window, to front. Access to:

Walk in Dressing Room/Potential Small Study

Bathroom/wc

Part tiled and incorporating a three piece white suite comprising panelled bath with mixer shower, low level wc, pedestal wash hand basin, frosted window.

Bedroom Two

Currently used as an artist's room, Double glazed sash window to front.

Bathroom/Shower Room



Incorporating a four piece white suite consisting of stand alone bath with claw feet, pedestal wash hand basin, low level wc, shower cubicle, extractor fan, frosted window.

Bedroom Three

With stripped timber floor, cupboard housing Worcester Bosch gas fired central heating boiler, storage cupboard, double glazed sash window.

Stairs to Second Floor Level

Small landing area, velux window.

Bedroom Four

Exposed beams, cast iron fireplace, sash window.

Bedroom Five

Velux window, sash window.

Outside

To the front of the house there is a sun terrace and sections of lawned garden with shrubs and bushes to the borders. There is parking for two vehicles which leads to a **Detached Timber Single Garage**

There is also a useful **Detached Brick Outbuilding** Which provides excellent storage.

Gardens

To the rear lies above average sized private garden with further section of lawn and a variety of shrubs, bushes and mature trees. There is a raised patio and stone gravelled seating area.



Directions

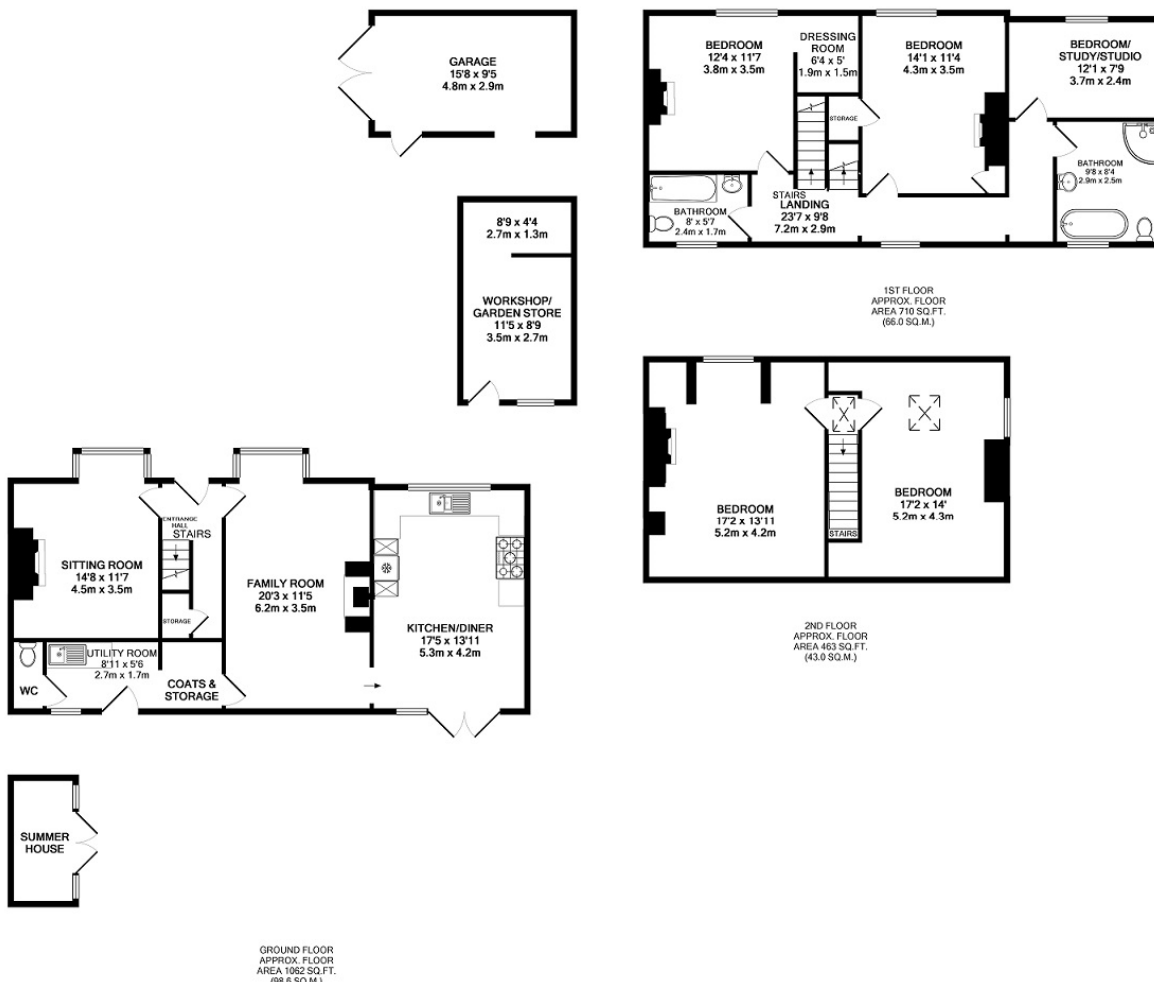
From our Much Wenlock office, proceed down the High Street and at the T Junction turn left into Wilmore Street. Continue into Sheinton Street and turn right at the junction into the continuation of Sheinton Street. Take the next right into Station Road. Follow the road round and turn left into the entrance approach to Wheatland Grove where the property will be marked by our For Sale board.

Services: All mains services are connected

Local Authority: Shropshire Council

Council Tax: Understood to be Band E

Viewings: Strictly by appointment through the agents



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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Energy Performance Certificate



2 Wheatland Grove, Station Road, MUCH WENLOCK, TF13 6JE

Dwelling type: Semi-detached house Reference number: 8005.7220.4849.3069.3972
Date of assessment: 31 October 2015 Type of assessment: RdSAP existing dwelling
Date of certificate: 31 October 2015 Total floor area: 178 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

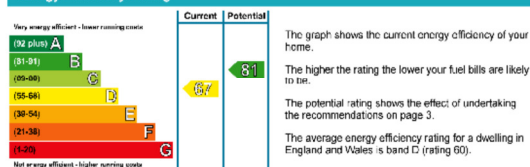
Estimated energy costs of dwelling for 3 years:	£ 4,395
Over 3 years you could save	£ 1,023

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 258 over 3 years	You could save £ 1,023 over 3 years
Heating	£ 3,678 over 3 years	£ 2,769 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
Totals	£ 4,395	£ 3,372	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 927	✓
2 Low energy lighting for all fixed outlets	£55	£ 93	✓
3 Solar photovoltaic panels, 7.5 kWp	£5,000 - £8,000	£ 804	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.