



nick tart

Redwood, Harley, Shrewsbury

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Harley is a pretty Shropshire village situated just to the west of Wenlock Edge not far from Much Wenlock. Harley is recorded in the Domesday book "a manor with enough wood for 100 swine". The pretty village church of St Mary was first recorded in 1291. The village has a regular bus travelling between Shrewsbury and Bridgnorth, also a well-used Village Hall. The surrounding countryside is lovely with many far-reaching views towards Wenlock Edge. Close by, in Much Wenlock are both primary and secondary school together with shops, doctors' surgery and dentist. To the west is the county town of Shrewsbury and at Telford there are both road and railway networks links.



A part-glazed entrance door opens to a well-proportioned 'L' shaped hall which has space for a desk and is currently used as a home office. To the left is a shower room with tiled floor and a large shower with fountain head, ladder towel rail, vanity basin and WC. The sitting room has a large bay window with views to the front and glazed patio doors opening to the rear garden. There is a feature brick fireplace with tiled hearth and a Clearview multi-fuel woodburning stove. From the Hall, part-glazed doors open to the dining room and views to the rear over the garden, there is a door to the breakfast kitchen which has views over the rear garden, a tiled floor and is well fitted with both wall and base units including display shelves and corner cupboards. There is ample Granite worksurface with 1 ½ bowl stainless steel sink with mixer taps and an integrated Siemens dishwasher, Electrolux double oven and a Neff induction hob with extractor above. A part-glazed door opens into a very useful and spacious utility room with tiled floor, door to the garden, fitted wall and base units and worksurface with 1 ½ bowl stainless steel sink with drainer and mixer tap. There is space for both a washer and a dryer and windows to both the side and rear of the property. There is also a door which opens into the double garage, which has a pair of up and over electric doors.

From the hallway, stairs lead up to a generous size landing with loft access and linen cupboard.

The master bedroom is a good size double and has views to the rear, a range of fitted wardrobes and an ensuite shower room with vanity basin and WC. There are three further generous size bedrooms all with fitted robes, and a family bathroom with double bow end bath, ladder radiator, WC and vanity basin with storage cupboards and drawers.

Outside, the property is approached over a double width driveway with access to the garage. There is an additional paved area providing additional parking, at the front of a large shrubbery which borders a lawned area incorporating flowers, shrubs and specimen trees. To the side of the property is pedestrian access to the rear garden which has a patio seating area close to the house, lawn with mature flower borders and pond with feature waterfall. There is a selection of trees which include magnolia, cherry, ornamental pear, Acer and pink rowan. To the rear of the garden is a greenhouse, vegetable area and two wooden garden sheds with power. There is also a sizable area at the other side of the property, which is enclosed, providing an additional storage area.

The property benefits from recently installed solar panel system with 600K of battery storage and a newly fitted electric charge point.

**Guide Price: £675,000**

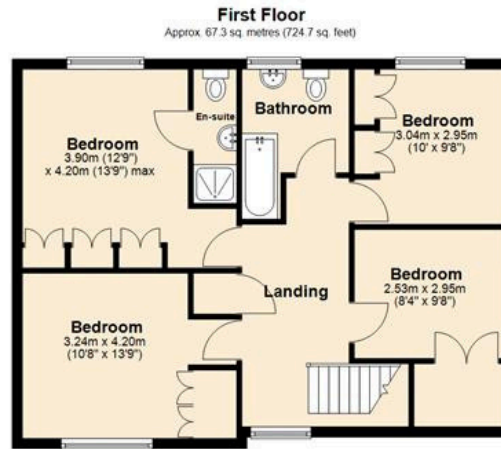
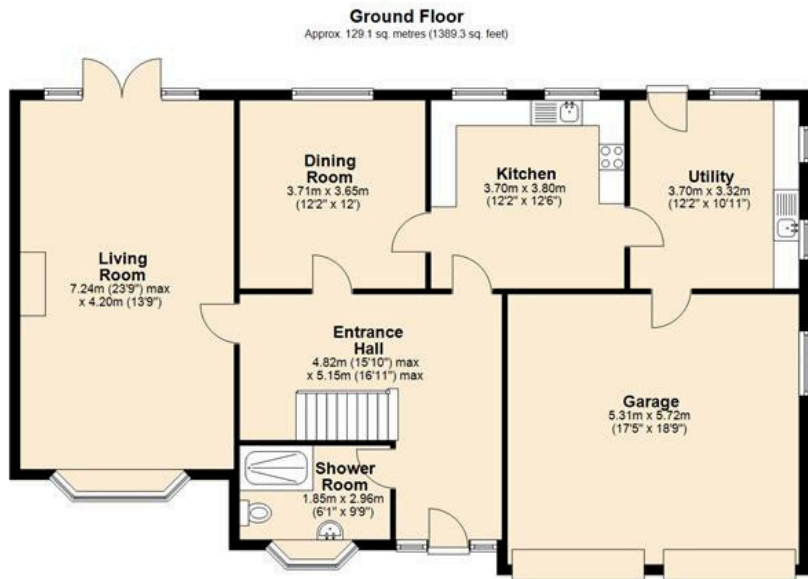
**Directions:**

From Much Wenlock take the A458 towards Shrewsbury, continue down the bank turn left following the sign for Harley continue driving up the hill bearing right in front of the church, then turn left signposted Kenley the property is just a short distance on the right-hand side, the post code is SY5 6ND.

**Services:**

All mains services are connected. Oil central heating.  
Energy Performance Rating C.  
Council Tax band F.





**Total area: approx. 196.4 sq. metres (2113.9 sq. feet)**

The floorplans provided are for illustrative purposes only. All dimensions, layouts, and designs are approximate and may vary from the final product. The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase. Images are for visualization purposes only and may not reflect the actual finished product or features. Plan produced using PlanUp.



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**Important:** We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

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