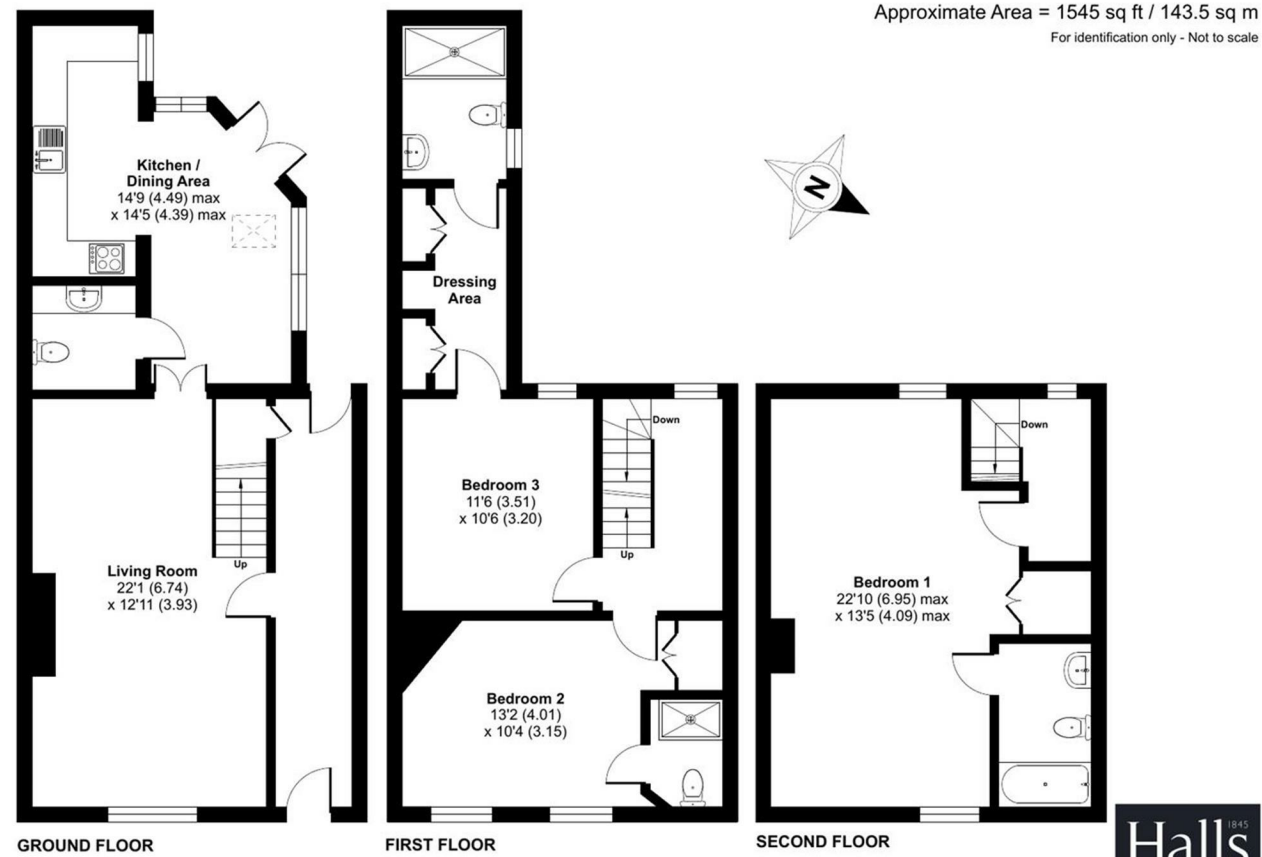


FOR SALE

4 Sheinton Street, Much Wenlock, TF13 6HT



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2025. Produced for Halls. REF: 1273734



FOR SALE

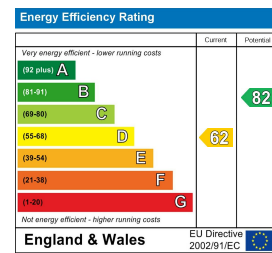
Offers in the region of £365,000

4 Sheinton Street, Much Wenlock, TF13 6HT

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented and well-proportioned Grade II listed town house, set over three floors with a wonderful private rear patio.



01743 236444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Close to town amenities.



2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Immaculate throughout
- 3 en-suite bedrooms
- Large living room
- Open plan kitchen/dining area
- Large private patio
- Great location

#### DESCRIPTION

A beautifully presented 3 bedroom mid terraced property, set over three floors that has been sympathetically updated, giving superb living and bedroom accommodation whilst retaining many original features throughout.

Nestled within the highly sought area of Much Wenlock, the property is within close proximity to many historic landmarks/attractions, restaurants, museums, shops and sport facilities.

An internal passageway leads from the front door giving access to the sitting room and the rear garden. On entry into the property you walk into a wonderfully well proportioned sitting/living room which benefits from feature log burner, with a staircase leading to the first floor. Double doors lead you into the open plan modern kitchen/dining area, comprising an integrated fridge/freezer and oven/hob. Off the kitchen there is utility/WC room with space for a washing machine and fitted kitchen units. The kitchen/dining area has doubled glazed patio doors into the rear courtyard garden. From the first floor landing, there is a principal bedroom, with a dressing room and modern en-suite shower room and a further double bedroom with en-suite shower room. On the top floor there is a large double bedroom with newly fitted en-suite bathroom.

#### ENTRANCE HALL

With access door to rear and door to:-

#### LIVING ROOM

With staircase to the first floor and large brick surround fireplace with log burner. Door through to:-

#### UTILITY WC

Space and plumbing for washing machine. Low level WC, heated towel rail and fitted kitchen storage units.

#### KITCHEN DINER

Tiled floor and comprising a modern kitchen comprising eye and base level cupboards and drawers, stainless steel sink unit and drainer, space for dining table and access to rear.

#### FIRST FLOOR LANDING

Staircase to second floor landing.

#### BEDROOM TWO

With built in wardrobe and door to:-

#### EN-SUITE SHOWER ROOM

Low level WC, shower cubicle with sliding splash screen.

#### BEDROOM THREE

With door to:-

#### DRESSING AREA

Wardrobes and vanity space, door through to:-

#### EN-SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and shower cubicle.

#### SECOND FLOOR LANDING

Door to:-

#### BEDROOM ONE

Built in wardrobe and door to:-

#### EN-SUITE BATHROOM

With low level WC, pedestal wash hand basin and panelled bath.

#### OUTSIDE

Accessed directly from either the passageway or the kitchen dining area is a beautiful private courtyard style garden with a raised pond, plant beds and patio area ideal for alfresco dining.

#### GENERAL REMARKS

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

#### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.