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11 Sytche Close, Much Wenlock

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Much Wenlock is steeped in history. The town grew around a Monastery founded around 680AD which was replaced by a Priory, the ruins of which can still be seen. Attractions include a 16th century Guild Hall that houses a Saturday market and of course, the residence of Dr William Penny Brookes who founded the Olympic Games in 1850.

The town centre has a good range of shops, convenience stores and restaurants. There are both primary and secondary schools. The surrounding countryside is beautiful and unspoilt. Nearby is the Wenlock Edge, from which there are views across the Shropshire Plains in to Cheshire. Not far away, Telford has access to the M54 motorway and a rail link to London. The county town of Shrewsbury is within easy motoring distance.

The property underwent considerable alterations in January 2017 when the dining room was opened into the kitchen which is now a very light and useful area connecting to the conservatory and the garden beyond. The property has the advantage of Oak doors, wood effect flooring throughout most of the ground floor, Double glazing a new central heating boiler in 2016 and more recently Google nest which controls the heating, connects to the fire alarm, doorbell and camera.



A part-glazed entrance door with side panels opens to the spacious hallway with herringbone wood effect Polyflor flooring, which continues through most of the ground floor. There is a large storage cupboard with sliding doors, hanging rail and shelf and a guest cloakroom with vanity basin and ladder towel radiator. Also from the hall is a door to the garage. The sitting room has double aspect windows with views over the front garden and a pair of French doors with side glazed panels giving access to the garden. There is a fireplace with woodburner and beam above. A pair of glazed doors open to the spacious and redesigned breakfast kitchen area. The breakfast area has room for a good size table and beyond is a breakfast bar with quartz work surface and range of cupboards below. There are further wall and base cupboards with pan drawers, integrated dishwasher and a large fridge. There is also a Rangemaster stove with electric oven, grill and 5-burner hob with splashback and complimentary Rangemaster extractor fan above. There is an inset 1 1/2 sink with mixer tap.

Beyond is a door to the utility room which has space for a washer and separate dryer, a large storage cupboard with shelves and a stainless-steel sink and drainer. Off the dining area is a conservatory which overlooks the garden to the rear.

From the hall open tread wooden stairs with handrail lead to a very light and airy landing which has a large picture window letting in light and an airing cupboard with central heating pressurised tank. The master bedroom is at the rear and has views over the garden and a built-in wardrobe with hanging rails and shelves. There is an ensuite with large frameless shower, oval vanity basin with mixer tap and storage beneath, there is a ladder towel rail and a mirror fronted medicine cabinet. Bedroom two is also a double and has views to the rear. Bedroom three and four both have storage, one is presently used as an office.

Outside, there is driveway and parking for several vehicle and access to the double garage which has electric roller doors. There is a lawned area and boarder with mature shrubs, a side pedestrian gate leads to the rear garden which has a flat lawned area, mature borders, shrubs, and a large patio close to the house, ideal for entertaining.

**Guide Price: £618,500**

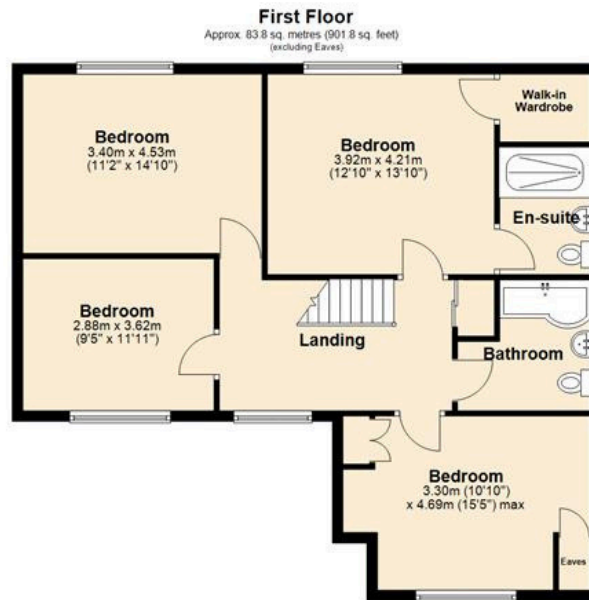
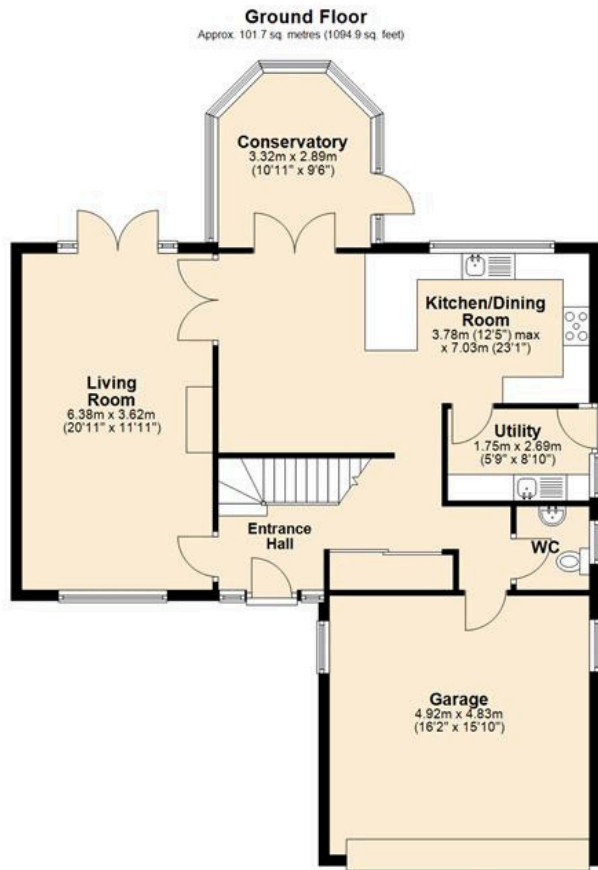
**Directions:**

From Much Wenlock High Street, at the end, turn left on to Wilmore Street and continue on to Sheinton Street. Follow to the end of the road and turn right. Take a left on to Sytche Lane and then right on to Sytche Close, the property is on the left. The postcode is TF13 6JJ.

**Services:**

All mains services are connected. Mains drainage.  
Energy Performance Rating C.  
Council Tax band F.





Total area: approx. 185.5 sq. metres (1996.8 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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