



nick tart

2 Queen Street, Much Wenlock

www.nicktart.com



Much Wenlock is a historic market town steeped in character and history. The town grew around a monastery founded around 680AD and later replaced by a priory, the ruins of which can still be seen today. Attractions include the 16th century Guildhall, home to the popular Saturday market and the former residence of Dr William Penny Brookes, whose Wenlock Olympian Games are widely recognised as an inspiration for the modern Olympic movement.

The town centre offers a good range of shops, convenience stores, cafés and restaurants together with both primary and secondary schools. Surrounded by attractive Shropshire countryside, nearby Wenlock Edge provides far-reaching views across the Shropshire plains towards Cheshire. The nearby town of Telford provides access to the M54 motorway and rail links to London, while the county town of Shrewsbury is also within convenient travelling distance.



The cottage has the advantage of recently installed Heritage double glazed windows to the front and a new entrance door. Previously used as a holiday let, the cottage could be sold with the existing furniture (by negotiation), however it would be an ideal property for someone wanting to be in the centre of Much Wenlock, with an almost flat walk to the High Street and all of the local amenities.

An entrance door opens in to the sitting room with feature brick fireplace and a woodburning stove on a slate hearth, exposed ceiling beam and built-in storage cupboard with shelving.

The kitchen / dining room is to the rear of the Cottage and has built-in wall and base cupboards with inset, stainless steel sink and drainer with mixer tap, granite effect worksurface, ceramic hob with extractor above, an integrated electric oven, larder fridge and dishwasher.

A part-glazed stable door opens into a small courtyard and a useful garden storage room which is used as a utility laundry and has plumbing for a washing machine. From the sitting room, stairs lead to the first floor.

Bedroom 1 is a good sized double with views to the front and two built-in double wardrobes with glazed doors and drawers beneath. Bedroom 2 is at the rear and would make an ideal dressing room / office. The shower room has a large fountain head shower with sliding doors, WC and vanity basin with pillar mixer tap and storage beneath.

Outside, to the rear is a small enclosed gravelled courtyard area ideal for a bistro table and chairs.

No upward chain

Guide Price: £229,000

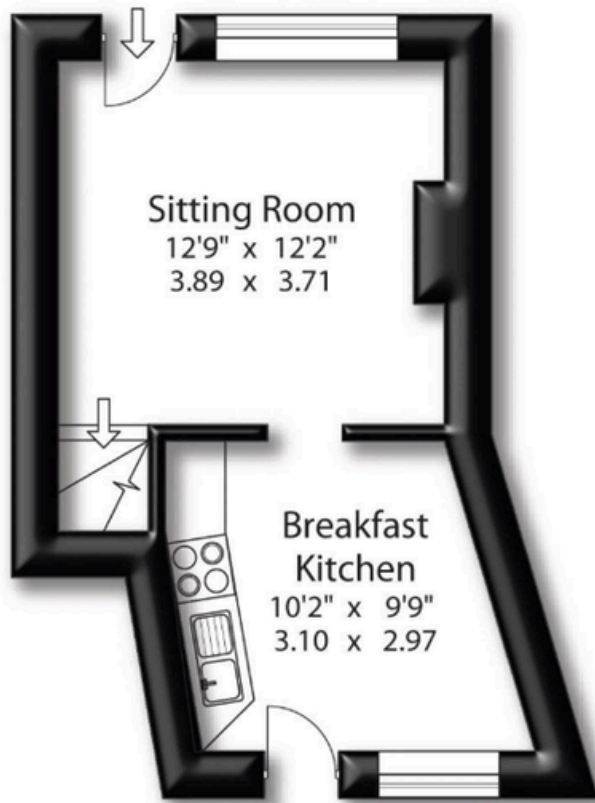
Directions:

In Much Wenlock, at the bottom of the High Street, turn left onto Barrow Street. Go past the Church on the right hand side. Turn left on to Queen Street and in just a few meters where the road forks, the cottage is on the corner on the left hand side. The postcode is TF13 6BP.

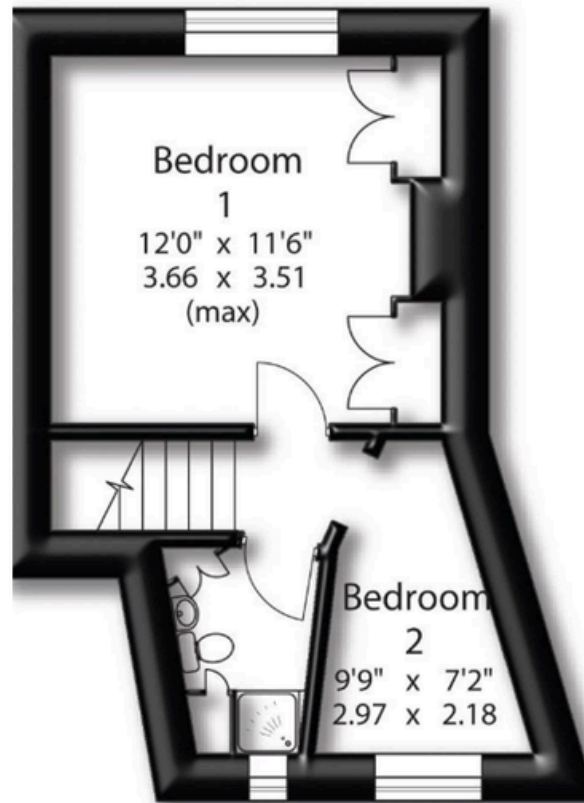
Services:

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





Ground Floor



First Floor



Anti-Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

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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