

## The Old Granary, Queen Street Much Wenlock, Shropshire, TF13 6BX



Offered as an investment only with current tenant in situ paying £675.00 pcm. Situated within a pretty courtyard development in the heart of Much Wenlock, this charming barn conversion offers beautifully presented accommodation throughout, character features, garden and parking. A mezzanine floor provides the second bedroom. Highly recommended.

**Offers Around: £230,000**

58 High Street, Much Wenlock, Shropshire TF13 6AE

[sales@stentonsproperty.co.uk](mailto:sales@stentonsproperty.co.uk)

T: 01952 728200 01952 883300

[www.stentonsestateagents.com](http://www.stentonsestateagents.com)

## The Old Granary, Queen St, Much Wenlock

**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 is 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.

### Location



Local Authority – Shropshire Council

Council tax band B

All mains services are connected.

Viewings are strictly by appointment via the Agents

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Key Features

Located in the heart of Much Wenlock

Charming courtyard development

Beautifully presented

Garden

Allocated parking within the courtyard

Stylish fitted kitchen

Mezzanine floor provides second bedroom/study

Character features

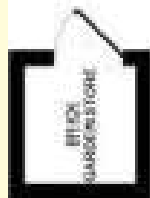
Large vaulted cellar ideal for storage

Brick garden store

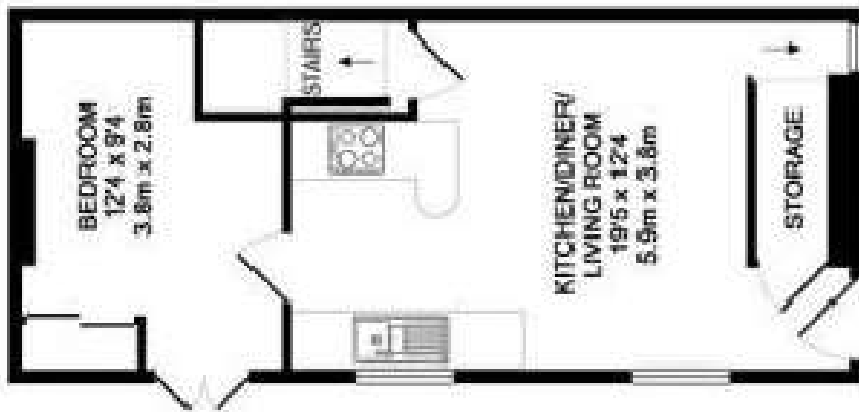
Tenant paying £675.00 per month







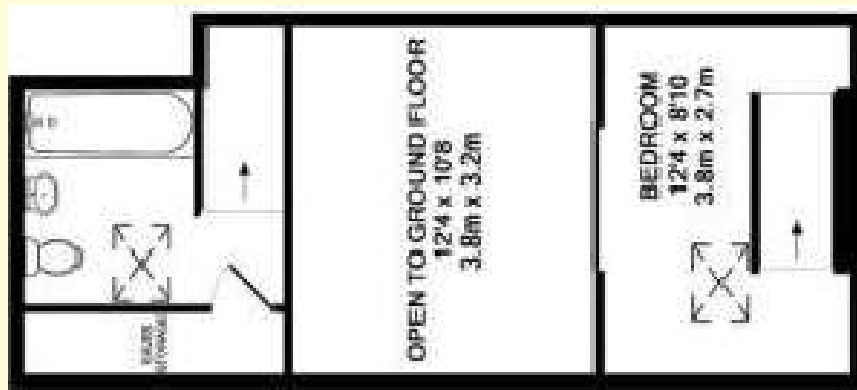
**CELLAR**  
APPROX. FLOOR  
AREA 323 SQ.FT.  
(30.0 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 372 SQ.FT.  
(34.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1037 SQ. FT. (96.4 SQ.M.)**

While 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 not be used as such for any prospective purchase. The services, systems and appliances shown hereon have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metreplan 62015



**1ST FLOOR**  
APPROX. FLOOR  
AREA 342 SQ.FT.  
(31.8 SQ.M.)

**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.