



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Rindleford House, 1 Bourton Road, Much Wenlock,
TF13 6AJ**

**Offers in the Region of
£650,000**

To view this property please call us on **01743 236 800** Ref: C7768/WM/KQ

A stunning three/four bedroom period property set in the heart of Much Wenlock.

This superior three/four bedroom period property is set in the heart of Much Wenlock and provides well planned, well proportioned and versatile accommodation with a wealth of period features including exposed beams and ceiling timbers and briefly comprises; hallway, lounge, breakfast room, dining room, study, kitchen, utility, sitting room, snug/hobbies room, two family bathrooms, en suite, three bedrooms and 4th bedroom/dressing room. The property benefits from three wood burning stoves, gas fired central heating and a double garage. The comfortable family home can easily be adapted to accommodate additional family members or working from home.

This historic Grade II Listed property occupies an enviable position within the highly sought after Much Wenlock town centre where there is an excellent range of amenities, including shops, doctors surgery, schools, pubs and cafes, offering a perfect blend of easy access to the town and a peaceful semi-rural setting.



INSIDE THE PROPERTY

HALLWAY

Steps to first floor
Steps to lower ground floor

SITTING ROOM

12'5" x 13'0" (3.79m x 3.97m)
Large bay window to the front
Feature fireplace
Access to Breakfast Room

BREAKFAST ROOM

17'0" x 8'1" (5.18m x 2.47m)
Door to the front
Staircase to bedroom three.

BEDROOM 3

9'6" x 10'2" (2.90m x 3.10m)
Built in wardrobes
Window to the front

EN SUITE BATHROOM

Bath
Wash hand basin, wc
Window

Steps from hallway to:

KITCHEN

14'4" x 7'2" (4.37m x 2.19m)
Range of matching wall and base units

UTILITY ROOM

10'0" x 6'5" (3.05m x 1.96m)
Door to garden
Plumbing for white goods

DINING ROOM

13'1" x 10'1" (3.98m x 3.07m)

STUDY

15'11" x 7'5" (4.86m x 2.27m)

STAIRS continue to the SECOND FLOOR LANDING

BEDROOM 1

13'9" x 10'1" (4.18m x 3.07m)
Door to:

DRESSING ROOM / BEDROOM 4

13'1" x 5'11" (3.98m x 1.80m)
Built in wardrobe
Window to the side

BEDROOM 2

13'9" x 11'0" (4.18m x 3.35m)

BATHROOM

Panelled bath
Wash hand basin, wc
Store cupboard

LOWER GROUND FLOOR

SITTING ROOM

15'2" x 9'9" (4.63m x 2.97m)
Feature log burner
Door to front

SNUG / HOBBIES ROOM

21'11" x 6'7" (6.68m x 2.01m)
Log Burner
Window to the front
Ladder to the store room

INNER HALLWAY

BATHROOM

Panelled bath
Shower cubicle
Wash hand basin, wc

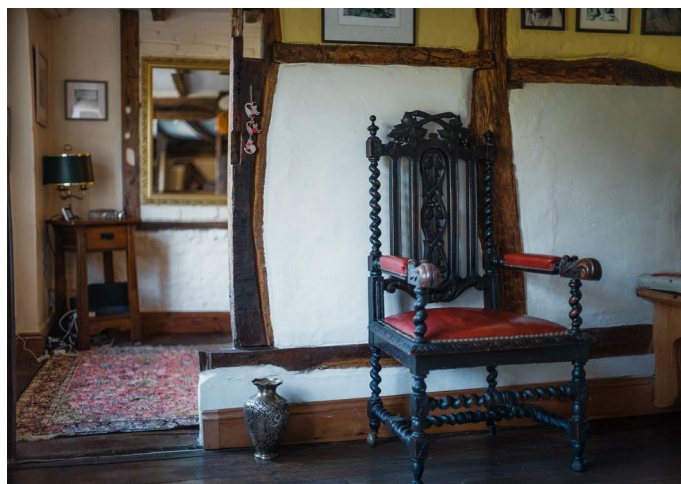
TANKED BASEMENT

OUTSIDE THE PROPERTY

DOUBLE GARAGE

The property is approached over a spacious driveway with two parking spaces and access to the Garage. There is gated access to the front with floral and shrubbery borders and mature hedging, providing a great amount of privacy, There is an additional driveway to the right providing further parking.

Enclosed rear garden with specimen trees, David Austin roses and mature shrubs. There are a variety of seating areas perfect for outdoor entertaining.







FLOOR PLANS ...

Ground Floor



Lower Ground Floor



Second Floor



Total area: approx. 2312.0 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the A458 (Much Wenlock Road). Continue into Cressage, turning right onto Harley Road (A458). Follow the road into Much Wenlock and turn right, just after The Gaskell Arms, onto Bourton Road, where the property will be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

DO YOU HAVE A PROPERTY TO SELL?

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