



nick tart

Forester Avenue, Much Wenlock

www.nicktart.com



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 bungalow has been extended over recent years and now offers well planned, modern living space with shutters to most windows, double glazing and a conservatory overlooking the rear garden.



A part-glazed entrance door opens to the porch and a further glazed door opens into the central hallway which has engineered Karndean, oak effect wooden flooring, which continues through to the sitting room which has a window with views to the front and a feature fireplace with coal effect gas fire. The flooring continues through into the dining room which has double sliding doors and a glazed full length window into the conservatory, which has sliding doors opening into the garden. Beyond the dining room is the kitchen which has a range of wall and base cupboards with pan drawers, integrated double oven, 5-burner gas hob with extractor above, integrated dishwasher, microwave, marble effect worksurface and splashback and an inset Belfast sink with drainer and mixer tap. On the facing wall is a further range of storage units including space for a fridge / freezer, a pull-out larder cupboard and more worksurface. A door leads to the original garage which can be used as a family room / games room / or potential 4th bedroom etc.

The utility room has a tiled floor wall, base units, Belfast sink with mixer tap, plumbing for a washing machine and door to the side of the bungalow.

From the hallway there are three bedrooms, all with fitted wardrobes. The master bedroom is at the front of the property and is a good size double with ensuite with shower, vanity basin, WC and heated ladder towel rail. Bedrooms 2 and 3 are at the rear of the property with views of the garden. The main bathroom has a wood effect flooring, tiled walls, bath, large shower, vanity unit with basin and mixer tap, medicine cabinet with mirror and light above.

Outside to the rear is the garden with a raised patio seating area off the Conservatory. There are steps and a ramped path down to a lawned area with mature shrubs and trees. There are flower borders, a water feature and, to the rear of the garden is a wooden garden shed. To the front there is a block paved driveway with parking for several vehicles, a lawned area and pathways to both sides of the bungalow.

No upward chain

Guide Price: £450,000

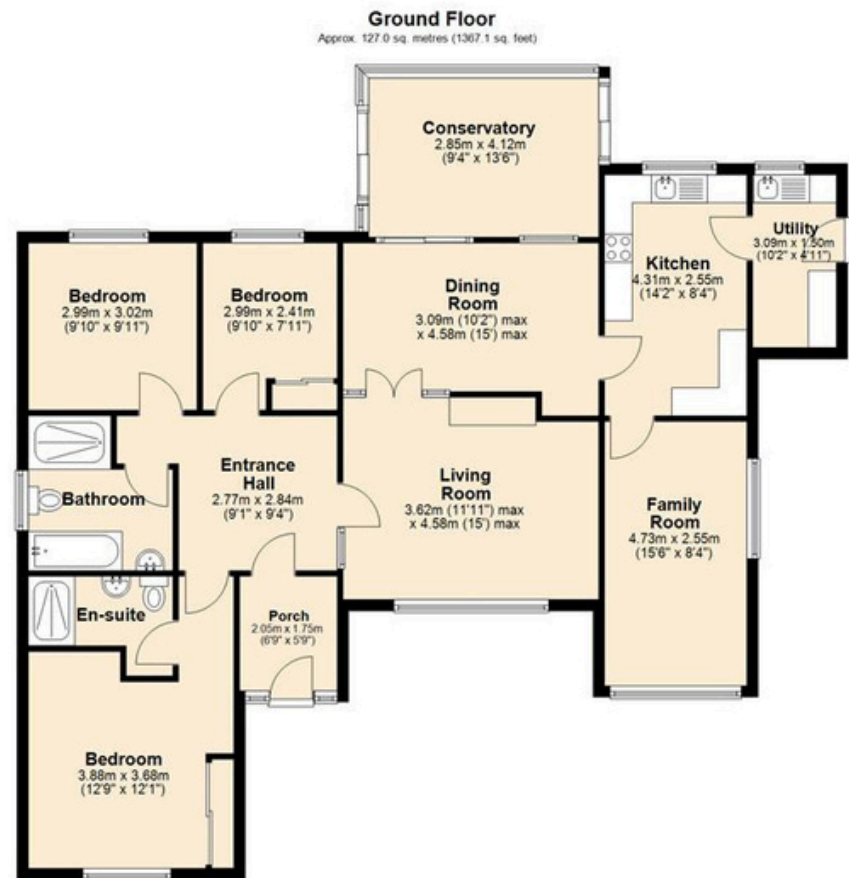
Directions:

From Much Wenlock High Street (one way), turn right at the bottom on to Barrow Street. Go past St Marys Lane on the right, continue passing Carvers Croft and then take the next right hand turn. Fork immediately left on to Forester Avenue and the bungalow is a short distance along on the right hand side. The postcode is TF13 6EX.

Services:

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





Total area: approx. 127.0 sq. metres (1367.1 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.



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.

nick tart

Follow us on Facebook

18 Barrow Street, Much Wenlock, TF13 6EN
T: 01952 767877 muchwenlock@nicktart.com

BRIDGNORTH MUCH WENLOCK TELFORD IRONBRIDGE TETTENHALL NEWPORT

