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Woodstock, Forester Ave, Much Wenlock

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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.



A part-glazed entrance door with side panel opens into the porch and a second door opens into the entrance hall. To the left, is the sitting room which has a bay window and views to the front. It has a feature, composite, stone, fireplace and hearth with a woodburning effect gas fire. There are a pair of part-glazed doors which lead to the dining room which then has double doors to the garden. The kitchen has wall and base units with built-in Bosch double oven, dishwasher, pull out larder store cupboard, pan drawers, a one and a half bowl composition sink with mixer tap set in a wood effect worktop, which incorporates a breakfast bar, ceramic hob with extractor above, and space for a tall freestanding fridge freezer.

The utility has been created from part of the original garage and has a sink with drainer and mixer tap, space for a washing machine and dryer, useful storage cupboard and a door to the garden and the remaining former garage space, guest WC and washbasin.

Also off the kitchen is a door to the family room which has a window to the side, double opening doors to the front and a door back to the sitting room.

From the entrance hall there are three bedrooms. The second bedroom has opening doors to the rear garden.

The family bathroom has a white suite comprising a corner bath, WC, vanity basin and shower.

Outside, the bungalow is situated on a prominent corner plot. To the rear of the property is a lawned area, raised flower borders, mature shrubs and a pond. There are several fruit trees and a raised patio area close to the property.

The area to the front of the property is laid to lawn with a driveway and additional covered parking space.

Guide Price: £575,000

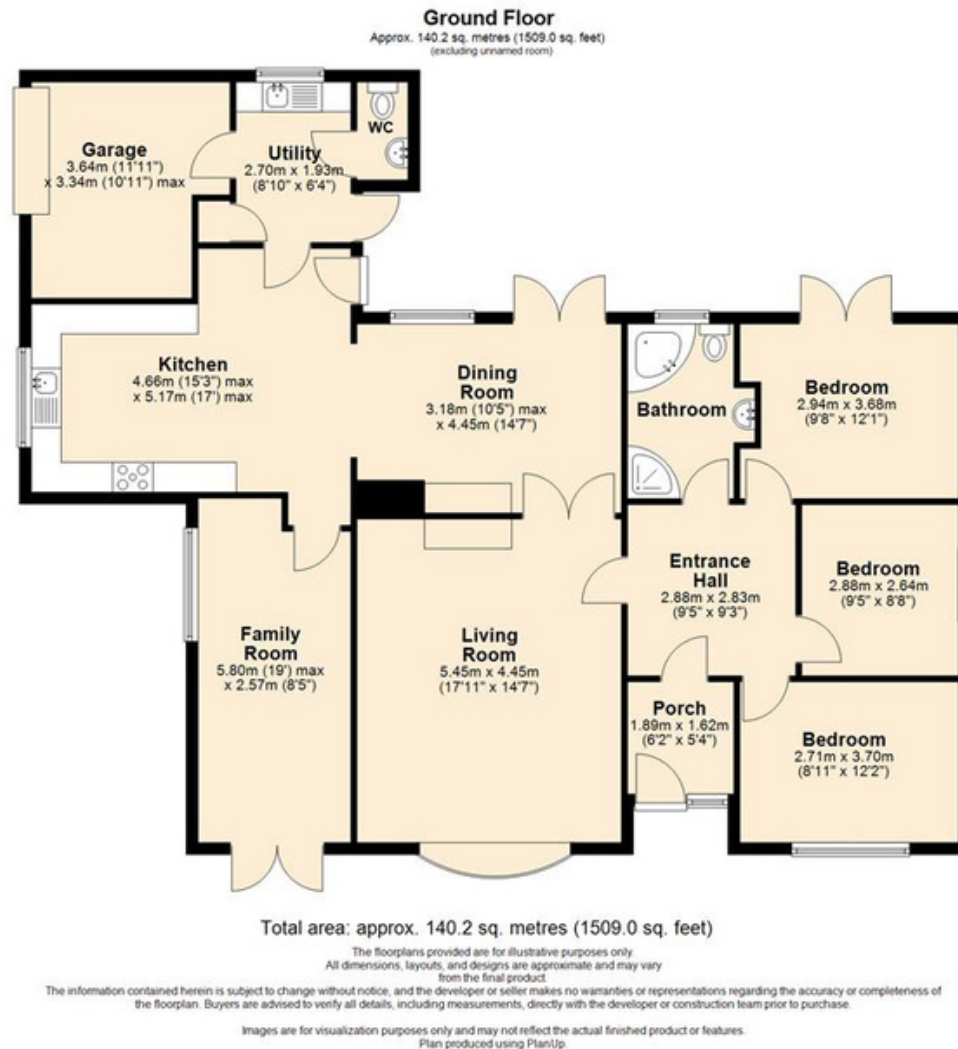
Directions:

From Much Wenlock, go down the High Street (one-way) to the end and turn right on to Barrow Street. Continue past St Mary's Lane on the right and Park View on the left. Turn right on to Forester Avenue and keep left. The property is found on the left-hand side. The postcode is TF13 6EU.

Services:

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





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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