



nick tart

9 Falcons Court, 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.

The property is situated in a Cul-de-Sac location, just a short walk to the High Street.

An entrance door to the hall leads to the dining kitchen which has views to the front of the property. There is tiled effect flooring, useful understairs storage cupboard, wall and base units with worksurface, tiled splash back, Neff oven & grill, inset ceramic hob with extractor above, integrated fridge/freezer and space for a washing machine & a slimline dishwasher.

Opposite the kitchen is the guest WC which is part-tiled with a basin. Beyond is the sitting room which has an electric coal-effect fire with surround and hearth. A pair of doors open through to the conservatory which has tile effect flooring and double doors which lead to the rear patio garden.



From the hall, stairs lead to the landing which as loft access. To the rear is a good size double bedroom with built-in wardrobes, 5-drawer unit and views over the rooftops towards the High Street. The second bedroom is also a good size and has a cupboard with storage space, the central heating boiler and views to the front.

The bathroom has a white suite comprising a bath with shower over, WC, vanity unit with circular bowl and pillar tap, there is also a ladder radiator and medicine cabinet with mirror door.

Outside, to the front of the property is a parking space. To the rear is a paved and fenced patio with pedestrian access.

Guide Price: £249,950

Directions:

Coming in to Much Wenlock from Bridgnorth on the A458, just before the petrol station on the right hand side, turn right on to St. Mary's Lane. Take the next left and bearing left through the car park, are the gates into Falcons Court. The property is on the right hand side with private parking directly in front. The postcode is TF13 6BF.

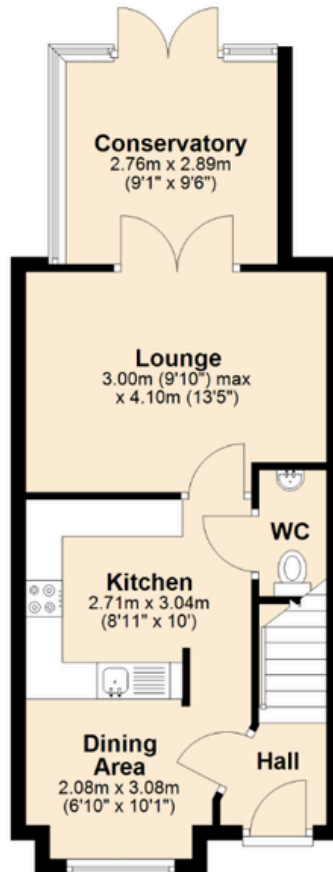
Services:

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



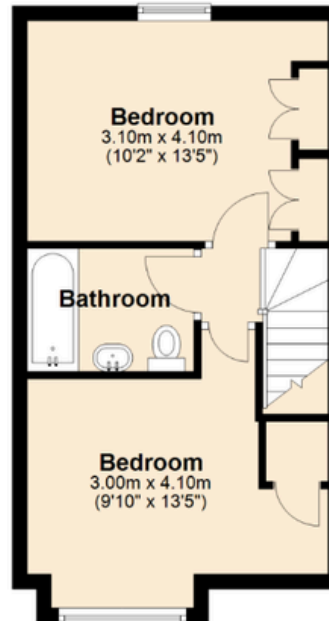
Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 72.2 sq. metres (777.2 sq. feet)



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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