



nick tart

3 Burford Cottages, 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.



An end of terrace listed cottage tucked away in the heart of Much Wenlock. Originally part of the Stork Hotel and situated in a private courtyard with two parking spaces and a small area of outdoor space.

The Cottage will require full refurbishment including a minimum of a new kitchen, new bathroom and decoration throughout.

Currently there are storage heaters which have not been checked. There is no gas within the courtyard.

Once the work has been completed, it could be ideal for either a lock up and leave, a holiday home or a long-term let.

The property, which has no upward chain comprises the front door which opens in to the kitchen, having space for a table. To the rear is a storage cupboard/pantry and to the left is the sitting room. There is a staircase up to the landing which has a roof light, airing cupboard and two good sized bedrooms. The bathroom has a bath with shower over, WC and pedestal basin.

Outside to the side of the property are exterior brick steps which originally led to the first floor (no longer in use) small area for seats. There are two allocated parking spaces.

Guide Price: £205,000 – Cash Offer preferred

Directions:

From Much Wenlock High Street (one way) turn left on to Wilmore Street. Just after the Church on the right and directly opposite Humbug Cottage is the driveway to the courtyard. The property is directly in front of you. The postcode is TF13 6HR.

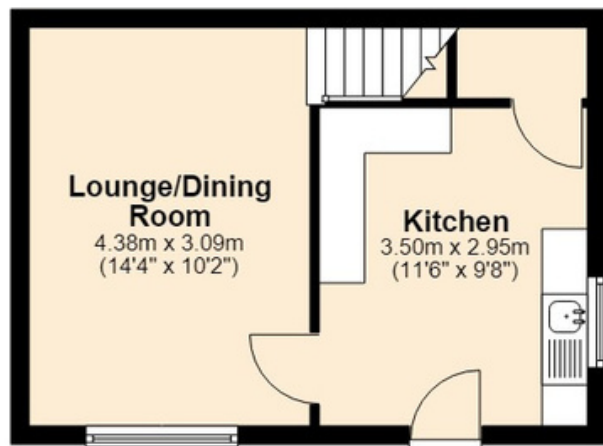
Services:

Electric, water and mains drainage. No gas.
Energy Performance Rating E.
Council Tax band D.



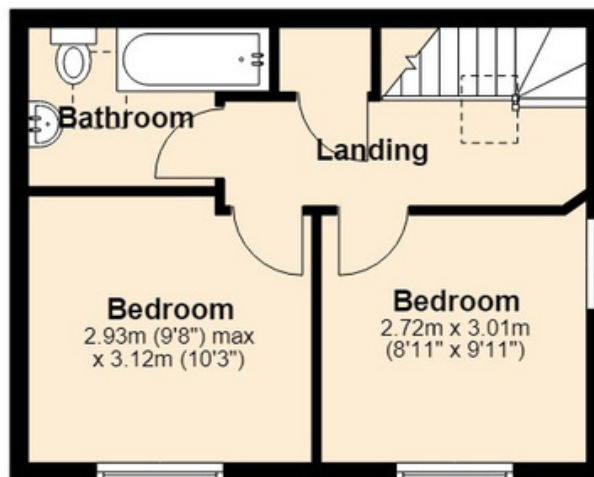
Ground Floor

Approx. 26.9 sq. metres (289.5 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



Total area: approx. 56.3 sq. metres (605.7 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.

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