



nick tart

The Walton, 5c High St, Much Wenlock

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A hidden gem situated in the centre of Much Wenlock very close to the High Street. The modern detached conversion offers stylish open plan living and is for sale with no upward chain. The property has previously been used as a holiday let and is available furnished if required; the agents have information regarding previous income achieved.

The accommodation which has gas central heating, double glazing and oak flooring throughout includes entrance porch with hanging space, open plan sitting area with wall mounted gas fire and flatscreen TV. The kitchen area is separated by a breakfast bar which has quartz worksurface, stainless steel sink and separate hot water tap. There are a range of wall and base cupboards with inset hob, extractor, integrated washer and fridge/freezer.



To the rear is a ground floor shower room with vanity washbasin. The stairs lead to a mezzanine double bedroom with WC and wash basin.

Outside, approached through double electric gates, there is private parking together with a decked seating area with wooden railings. The driveway and decked area is enclosed by stone walling.

The property is Leasehold with a new 1000 year lease from 2023.

Guide Price: £265,000

Directions:

From Bridgnorth approaching Much Wenlock, turn right just before the garage on your right and continue on St Mary's Road, taking the left turning signposted public car park. Once in the car park the entrance to the property can be found in the right hand corner identified by a large pair of green gates and a For Sale board.

The postcode is TF13 6AA.

The electric gates require a key code for access.

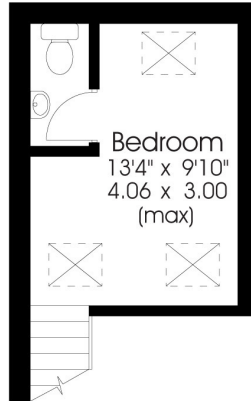
Services:

Mains electricity, gas and water.

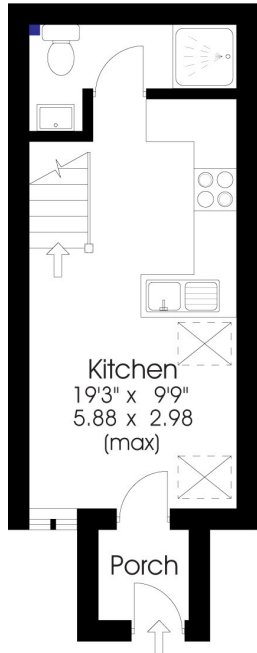
Energy Performance Rating C.



Approx Gross Floor Area = 369 Sq. Feet
= 34.3 Sq. Metres



First Floor



Ground Floor



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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