



nick tart

4 Foresters Gardens, Much Wenlock

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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 Flea 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.

Foresters Gardens is one of the more recent small developments in Much Wenlock. Built around 2012 the property provides a good size family home with flexibly planned accommodation, situated within walking distance of the town centre on a spacious plot within the development.



The property, which is beautifully presented, includes a spacious entrance hall with guest cloakroom, dining room with bay window looking out over the front of the property (presently used as a family room) and a light and airy sitting room which has a feature fireplace with gas fire and French doors to the garden. The kitchen/breakfast room is very well fitted with a range of wall and base units, Neff fridge/freezer, AEG dishwasher and Rangemaster cooker with gas hob, electric oven and extractor above. French doors open to the garden. The utility has wall and base units, sink with drainer and space for a washer/dryer and door to the side of the property.



From the hallway stairs lead to landing and large guest bedroom with fitted wardrobes and an ensuite having shower WC and basin. There are 3 further bedrooms (one currently used as an office) and the family bathroom which has a white suite and shower.

From the landing stairs rise to the second floor and the master bedroom which is light and spacious with a dormer window and under eaves storage, there are bespoke fitted wardrobes and an ensuite shower room with WC and basin.

Outside to the front there is ample driveway, parking and garage. There are pedestrian gates allowing access to both sides of the property and a large rear garden which is fenced and mainly laid to lawn with a patio seating area close to the house.

**Guide Price: £540,000**

**Directions:**

Leaving Much Wenlock on the A4169 towards Buildwas from Sheinton Street, pass Station Road on your right and Sytche Lane on your left, take the next turning left into Foresters Gardens where you will find the property on the left hand side. The postcode is TF13 6GA.

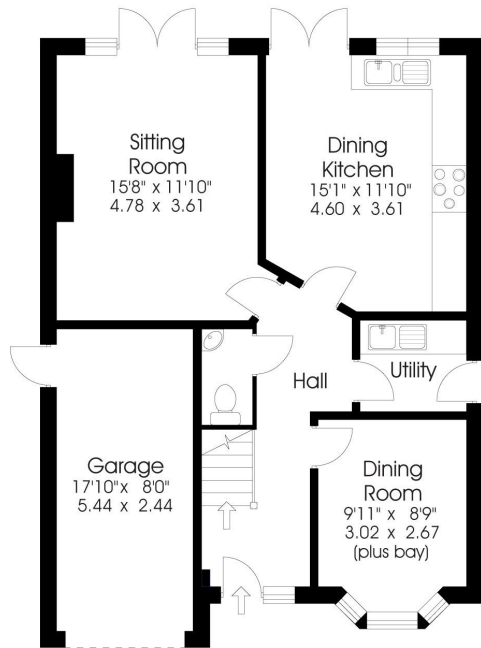
**Services:**

All mains services connected, gas water and electricity.  
Energy Performance Rating C.  
Council Tax band F.

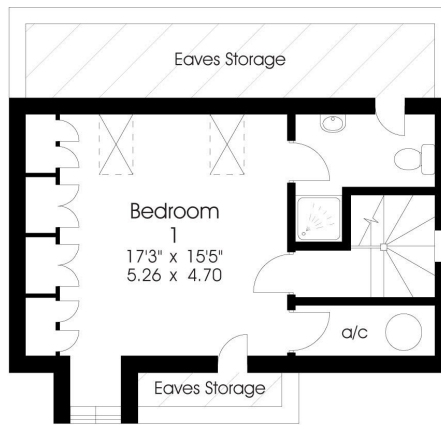




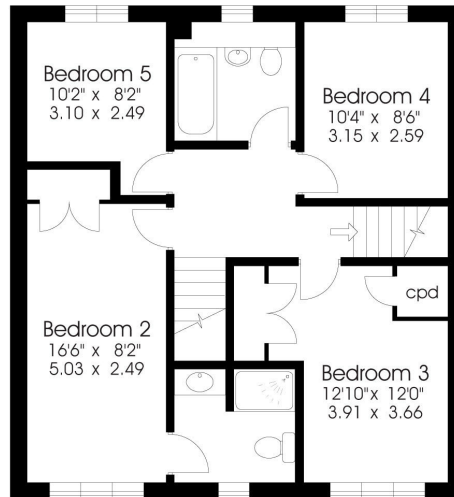
Approx Gross Floor Area = 1812 Sq. Feet  
 = 168.3 Sq. Metres



Ground Floor



Second Floor



First 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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