



nick tart

26 Southfield Road, Much Wenlock

www.nicktart.com



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.

A well-proportioned, end terraced family, home in a popular location with rural views to the rear. The property has been improved by the current owners and has the advantage of previous planning permission (now expired) for the erection of a two-storey side extension and a single-storey rear extension, newly installed Combi boiler and re-fitted kitchen.



The accommodation includes entrance door to hallway with tiled floor opening into the sitting/dining room with feature fire surround (unused) on a raised hearth and views to the front of the property. Double doors lead to the kitchen with views to the rear garden, which also has a tiled floor and a good range of wall and base cupboards, integrated dishwasher and washing machine space. There is also an oven, ceramic hob and extractor and double doors back to the sitting room. There is a good size utility room and to the side is a useful lean-to with power (maybe ideal for boots, dogs, bicycles and outdoor clothing) that runs the full depth of the house.

From the hallway, stairs lead to the first floor landing with access to the boarded loft access and an airing cupboard. Bedroom 1 has wardrobes and there are 2 further bedrooms together with a re-fitted family bathroom with shower over the bath.

Outside, to the rear is a patio area and steps to the long raised garden mainly laid to lawn and with mature shrubs and plants and views over open farmland.

To the front there is a brick paved driveway with parking for several vehicles, a path leads to the side door and gives access to the rear of the property.

Guide Price: £289,750

Directions:

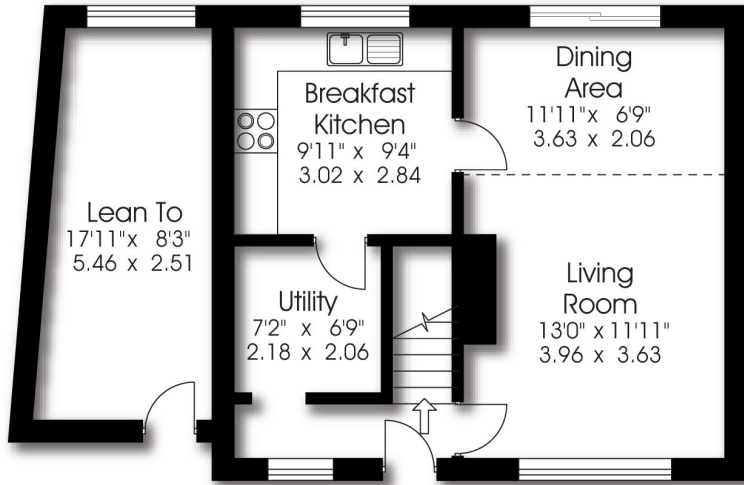
From Bridgnorth on the A458 passing the petrol station on the right hand side, continue down to the Gaskell Arms. Take the A4169 signposted Ironbridge and Telford and after approximately 100m after the fire station, fork left continuing over the humpback bridge to the T junction. Turn left and continue passing the turning for High Causeway. The property can be found a few meters further on the right hand side. The postcode is TF13 6AX.

Services:

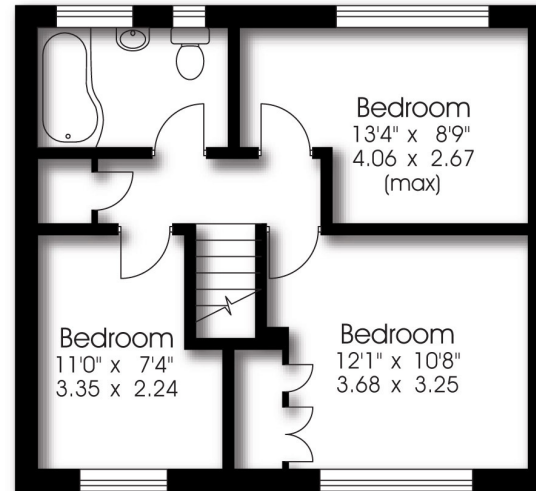
All mains services are connected.
Energy Performance Rating C.
Council Tax band B.



Approx Gross Floor Area = 900 Sq. Feet
 (Excluding Lean-to) = 83.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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.

