



nick tart

Blakeway, 5b High Street, 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.



A second floor, one bedroom apartment, renovated by the present owner and currently let on a holiday basis producing an income of between £10,000 - £12,000 per annum.

The apartment, which has gas central heating, is accessed to the rear through electric gates and has the use of a shared courtyard. An external staircase takes you to an internal staircase which then leads you into the kitchen / living area which has a range of wall and base cupboards, oven, hob and appliance.

To the rear and overlooking the High Street is a good size double bedroom with built-in wardrobes and ensuite shower with WC and wash handbasin.

The agents have further details of the rental income upon request.

There is no upward chain and the property could be available furnished if required.

The property is leasehold.

Guide Price: £145,000

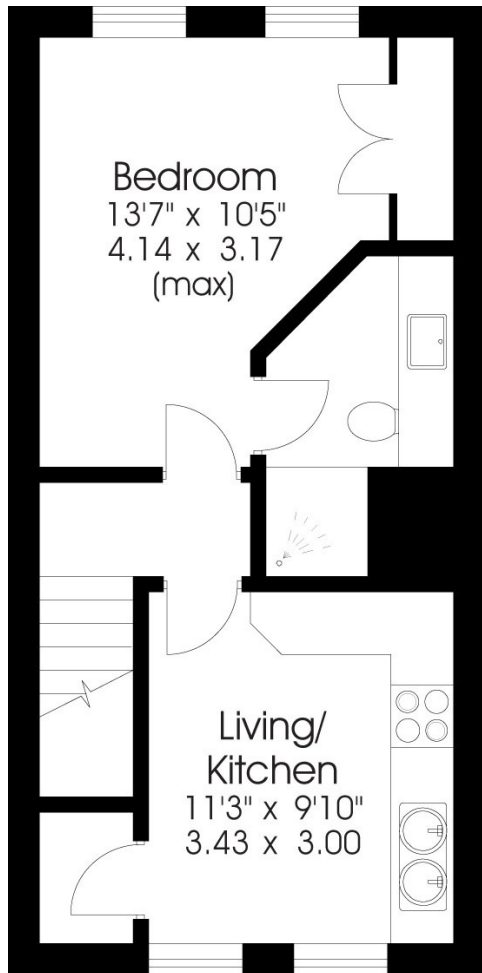
Directions:

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.

Services:

Mains electricity, gas and water.
Energy Performance Rating D.
Council Tax band awaited.





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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