



nick tart

3 Oakfield Park, 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.

Oakfield Park is situated on the edge of Much Wenlock and has far-reaching views towards the town and beyond to Walton Hills. The area is predominantly occupied by bungalows, is close to the junior school and within an energetic walk into Much Wenlock town centre.



This extended, detached, bungalow is beautifully decorated and has a refitted kitchen and bathroom. The detached, single garage has a rear workshop/office, there is a private rear garden and the driveway can accommodate several vehicles. Viewing is recommended.

A part-glazed entrance door with side window opens into the entrance hall which has parquet-effect flooring. There is a useful cloaks cupboard with shelving and hanging rail and a separate meter box/storage cupboard, there is also access to the part-boarded loft with light fitting. Panel glazed doors open to the sitting/dining room which has a window overlooking the front garden, a granite fire surround with log effect electric fire, space for a dining room table and beyond is a doorway to the refitted breakfast kitchen. The kitchen is light and spacious with an excellent range of wall and base units, 1½ bowl sink with drainer and appliances (washer, dryer, fridge/freezer, double oven and gas hob with extractor).

Timber effect flooring continues through to the conservatory which has dividing sliding doors, views to the garden and door to the garden.

From the hallway there is access to 2 bedrooms, one has views to the front and an excellent range of wardrobes with sliding glass doors, hanging rails and shelves. Bedroom 2 has views over the rear garden. The bathroom has been extended and refitted and includes a storage cupboard, bath with frameless shower screen and twin head shower. There is a vanity unit with oblong inset white sink with mixer tap and storage cupboards below, WC and ladder radiator, wood-effect flooring and half tiled walls.

The detached garage has an inspection pit, power, lighting and a partitioned rear area suitable for a hobby room/office with a large window view to the garden.

To the front of the property there is plenty of driveway parking and a lawn area, part hedging and a mature magnolia tree. There are steps with a handrail which lead to the side entrance door. A pedestrian gate leads to the rear garden which is hard landscaped and has a raised patio area, decking and slate seating area adjacent to the conservatory. There are several raised vegetable beds. The garden is not directly overlooked and has boundary hedging and fencing.

Guide Price: £300,000

Directions:

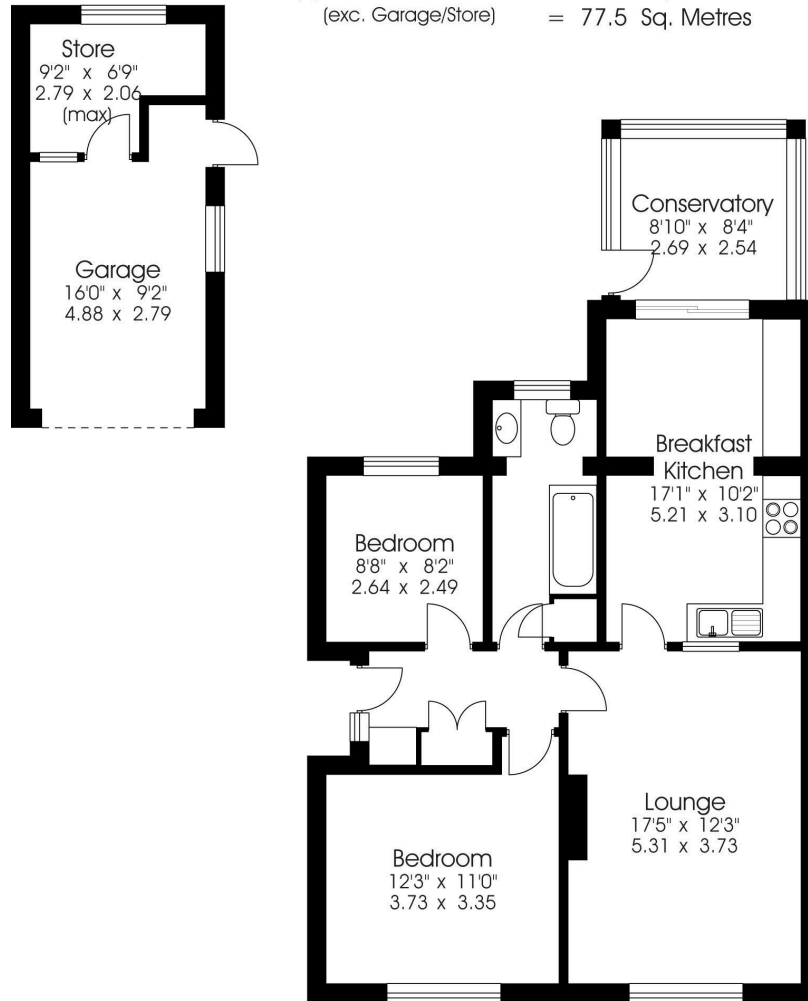
From Much Wenlock heading towards Bridgnorth on the A458 passing the turning on the left on to Racecourse Lane, turn right into Oakfield Park. Bear left and then just a few yards along, the property is found on the left-hand side. The postcode is TF13 6HQ.

Services:

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



Approx Gross Floor Area = 835 Sq. Feet
(exc. Garage/Store) = 77.5 Sq. Metres



Property Information: There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

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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