



5a King Street, Much Wenlock, Shropshire, TF13 6BL

BERRIMAN  
EATON



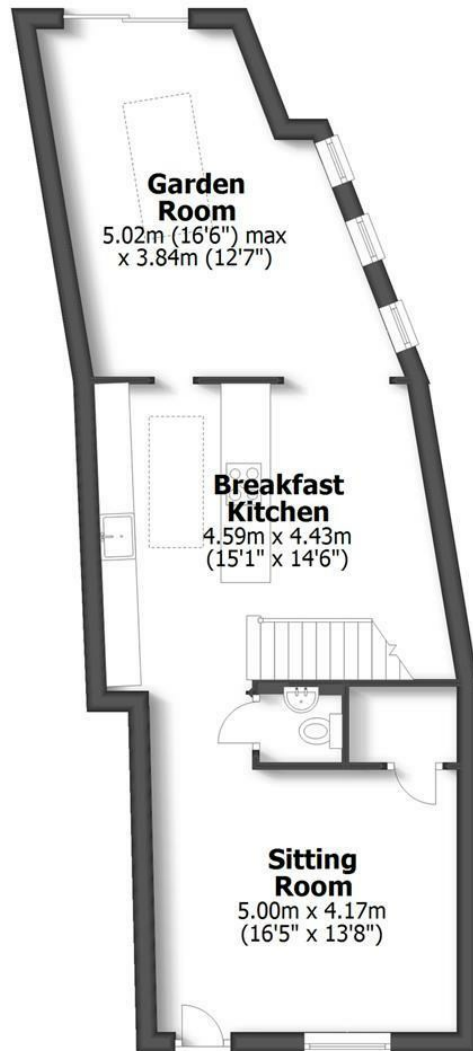


## 5a King Street, Much Wenlock, Shropshire, TF13 6BL

A charming period cottage having been fully refurbished to an excellent standard located within the heart of this sought after medieval town offering three bedrooms, two bathrooms, dining kitchen and two reception rooms with a delightful private garden to the rear.

Telford - 8 miles, Bridgnorth - 8 miles, Shrewsbury - 13 miles, Kidderminster - 21 miles, Ludlow - 21 miles, Church Stretton - 15 miles.  
(All distances are approximate).

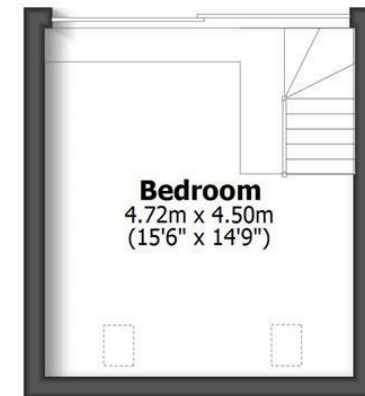
**5A KING STREET  
MUCH WENLOCK**



**Ground Floor**



**First Floor**



**Second Floor**

**TOTAL: 119.0sq.m.1,280.7sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

## LOCATION

The historic town of Much Wenlock is situated in the beautiful countryside of Shropshire, near to the National Trust Wenlock Edge. The town offers beautiful architecture steeped in history. Within walking distance from No.5a is an excellent range of amenities including convenience stores, boutique shops, pubs, cafes and restaurants along with butchers and local farmer markets and leisure facilities. Local primary and secondary schooling, doctors and dentist are also on the doorstep. There is regular public transport to Telford, Bridgnorth and Shrewsbury. Nearby are the towns of Bridgnorth and Shrewsbury together with Telford Town Centre providing a more extensive range of recreational facilities, department stores, retail parks and a railway station. For further information on the town: <https://www.facebook.com/groups/571550598352524/>

## OVERVIEW

Within a Conservation area, 5a King Street has undergone professional scheme of refurbishment, whilst retaining much of the character with a contemporary twist. Internally the accommodation is light and airy, arranged over three storeys with oak latched doors and exposed stone walls. The extensive works include new roof, re-wiring, new windows and doors, engineered oak flooring, gas central heating system and stylishly planned contemporary kitchen and bathrooms.

## ACCOMMODATION

The ground floor provides a sitting room laid with engineered oak flooring, sash window with shutters to the front elevation and a cast iron log burner set upon a herringbone pattern brick hearth. A large coat cupboard provides good storage, along with a guest WC. The oak flooring extends through into the well appointed open plan dining kitchen with natural light beaming down through the sky lights. The seamless kitchen units are modern with granite work tops, inset ceramic sink with built in water filter and a range of integrated Bosch appliances to include a combination oven/microwave, additional single oven, induction hob, fridge/ freezer, dishwasher and washing machine. Extending off the dining area is a superb garden room flooded with natural light from all aspects with full width sliding doors connecting to the garden space.

A staircase rises to the first floor landing with a double bedroom and a separate bathroom fitted with a white suite to include a bath with shower attachment, corner WC and a wash hand basin with vanity unit below having a charger point. Across the landing is a useful alcove for storage or display shelving with a door opening into the principal double bedroom, having en-suite shower room, walk-in closet and a large casement window to the front.

From the landing a further staircase rises up into the impressive top floor double bedroom or fabulous work from home space. From here the elevated town views are captured by the full width sliding windows that fully open with a glass balustrade making this room a particular feature of the cottage.

## OUTSIDE

To the rear of the cottage, the private courtyard garden and terrace extends out from the garden room laid with herringbone brick paving. On street parking to the front, no permit required.

## SERVICES:

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

## TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX:

Council Tax Band: C  
Shropshire Council.

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

## VIEWING ARRANGEMENTS:

Strictly by appointment. Contact the BRIDGNORTH OFFICE

## POSSESSION:

Vacant possession will be given on completion. NO UPWARD CHAIN.

## DIRECTIONS:

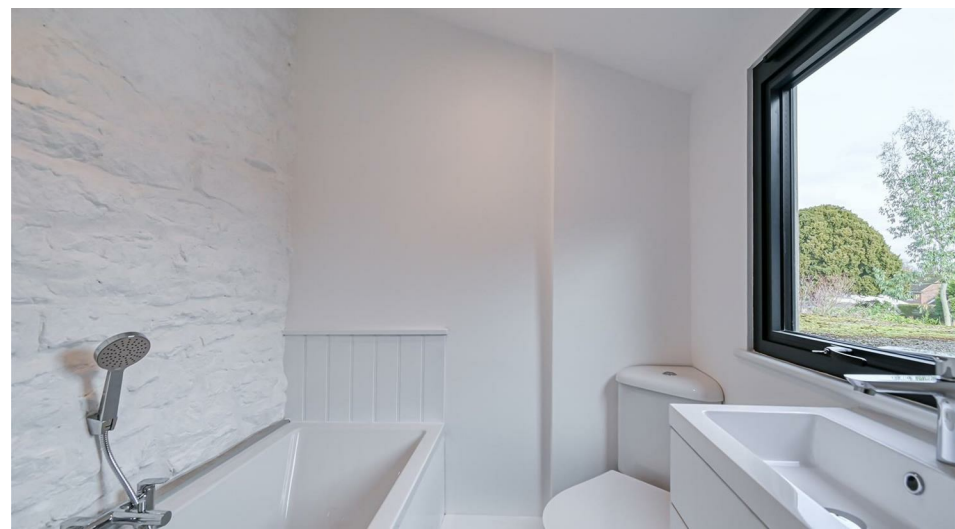
From Bridgnorth, on entering Much Wenlock turn right opposite the Gaskell Arms into the High Street, then first left into King Street where number 5a is located just a short distance along on the right hand side.

Asking Price £465,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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