



41 Barrow Street, Much Wenlock, Shropshire, TF13 6ET

BERRIMAN
EATON



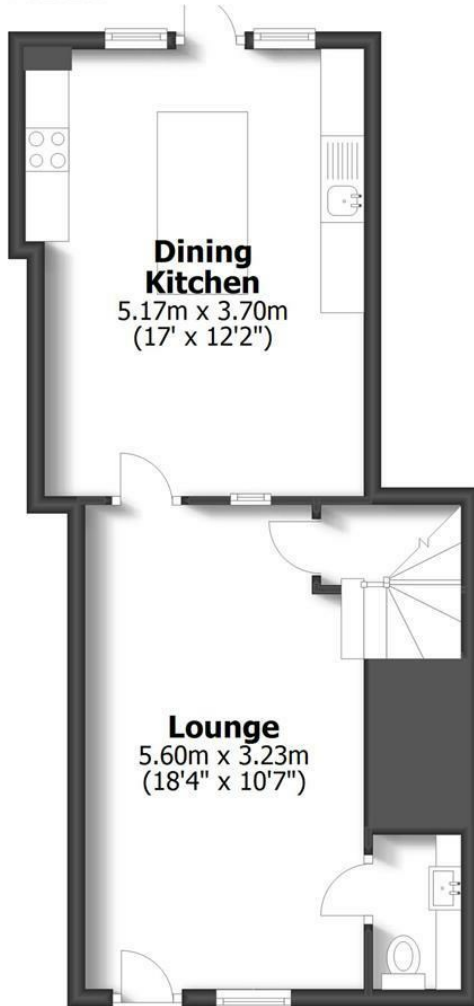


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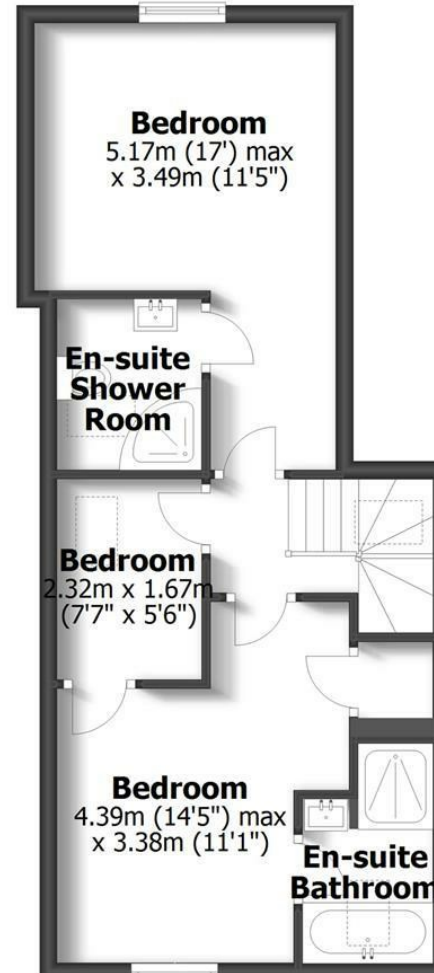
A stunning renovated cottage dating back to the 18th Century in the heart of this sought after Market Town enjoying beautiful gardens and high quality fittings, making a luxury home.

Shrewsbury - 13.3 miles, Telford - 8 miles, Bridgnorth - 7.9 miles, Ludlow - 21.8 miles, Kidderminster - 21.5 miles. (All distances are approximate).

41 BARROW STREET
MUCH WENLOCK



Ground Floor



First Floor

TOTAL: 86.3sq.m. 929.1sq.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 there are an excellent range of amenities to include convenience stores, boutique shops, pubs, cafes and restaurants along with butchers, bakers, local farmer markets and leisure facilities. There is primary and secondary school, Doctors and dentist all within walking distance to the cottage. 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 leisure facilities, department stores, retail parks and a railway station.

OVERVIEW

Completed in the Autumn of September 23, a reputable local developer purchased the cottage and has fully renovated the building and stylishly designed the interior in line with modern day requirements. The cottage with, new double glazed windows, new central heating, new roof and extended (all with top insulation specification), makes a low cost living home. Included is a log burner, a downstairs WC, engineered oak flooring, oak latched doors, exposed feature stonework and a large 17ft breakfast kitchen with high quality fittings and patio doors leading out into the lovely rear garden. The property stands in the Conservation Area.

ACCOMMODATION

On entering the property, the lounge features a beamed ceiling, engineered oak flooring and a fireplace which houses a cast iron log burner with Oak mantle. A turning Oak staircase leads off to the first floor with a spacious understairs storage cupboard and a guest cloakroom and WC. The Dining Kitchen is fully fitted with a range of matching units to include base cupboards and drawers with Quartz work tops over, wall cabinets and a central island with breakfast bar. The kitchen is fitted with a full range of integrated appliances to include an oven, with induction hob over, extractor hood, microwave, fridge, freezer, dishwasher and washing machine. An aluminium framed door and window opens out to the rear courtyard with garden beyond.

From the lounge, a turning staircase with Oak balustrade rises to the first floor landing area, naturally lit from the sky light and doors leading off to; The master double bedroom which overlooks the front elevation with high ceilings, airing cupboard with storage and an en-suite bathroom comprising a modern white suite to include a WC, wash hand basin with vanity unit, heated towel rail, bath and a separate shower. A feature panelled walled incorporates a secret door which gives access into the box room (possible third bedroom) as a fire escape, but offers the potential to become a dressing room or home office having original exposed oak floorboards, beams and a door to the landing . A guest double bedroom enjoys an overlook the rear gardens with high ceilings and a modern en-suite shower room.

OUTSIDE

With on street parking to the front the cottage has a right of way via a secure shared passage way giving access over the neighbouring property to the rear garden of number 41. The large mature rear garden is a particular feature of this property, having been creatively designed and landscaped to offer many aspects to enjoy. The courtyard is accessed from the kitchen enjoying a water feature (this can be removed and replaced as a patio), with steps up to the patio terrace having colourful planted beds and borders. The garden extends to a lawned garden featuring a central water fountain. A pathway meanders through to a pergola and mature planted borders hosting a variety of plants and shrubs leading to a summer house and further garden area beyond. The cottage garden enjoys a most peaceful, pleasant sunny aspect.

TENURE

We are advised the property is FREEHOLD. Verification should be obtained from your solicitor. No upward chain.

SERVICES

We are advised that all main services are connected. The gas central heating comes with a warranty. Verification should be obtained from your surveyor.

COUNCIL TAX

Shropshire Council.
Tax Band: B.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

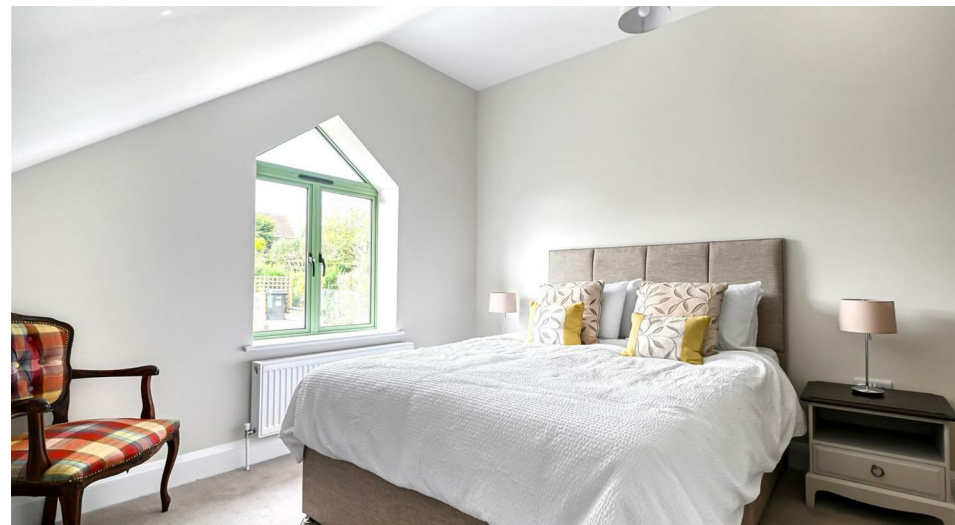
Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £399,995

EPC: C

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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