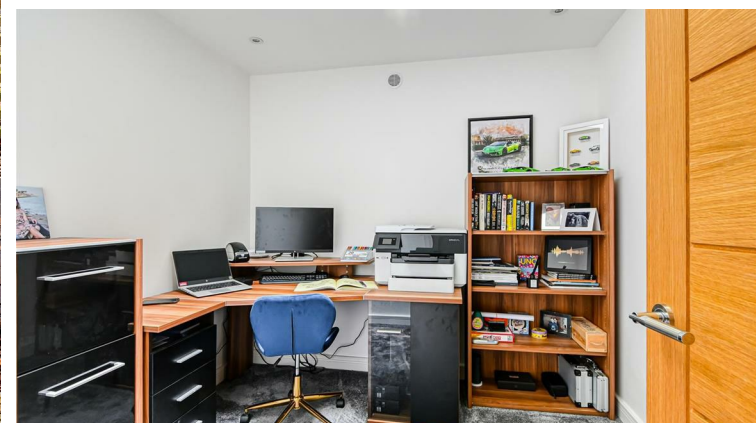




The Old Coach House, Little Wenlock, Telford, Shropshire, TF6 5BD





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A recently converted Coach House to a high 3/4 bedroom specification, privately and quietly positioned in the heart of the village with almost instant access onto public footpaths to The Wrekin and beyond.

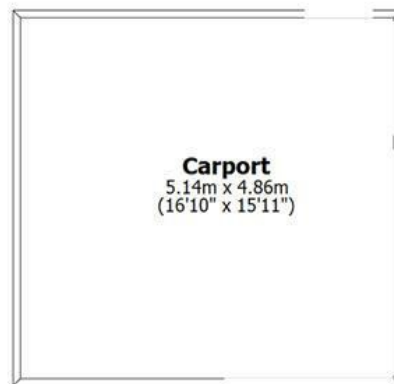
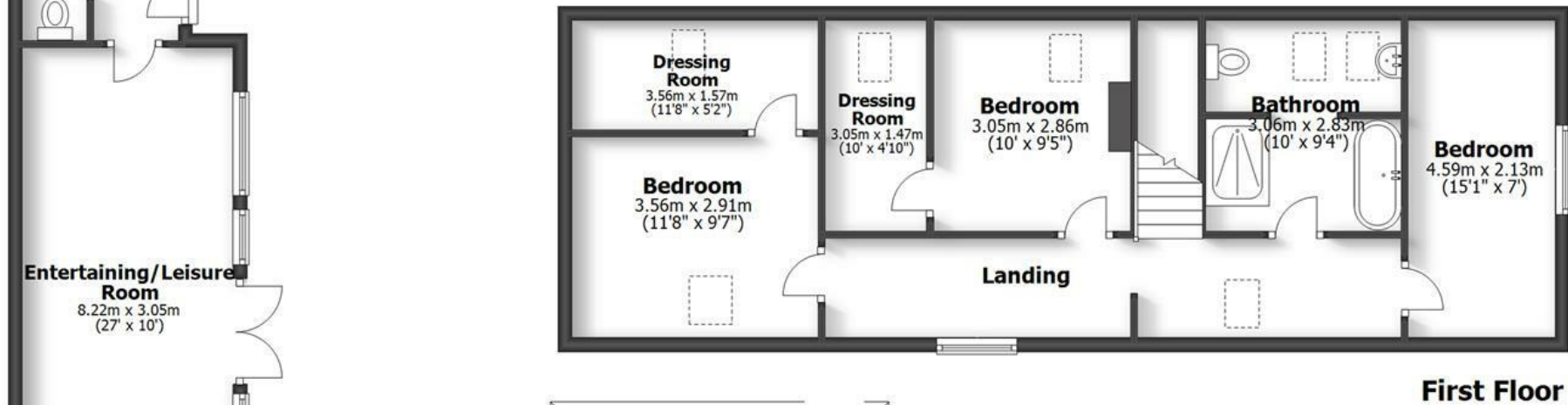
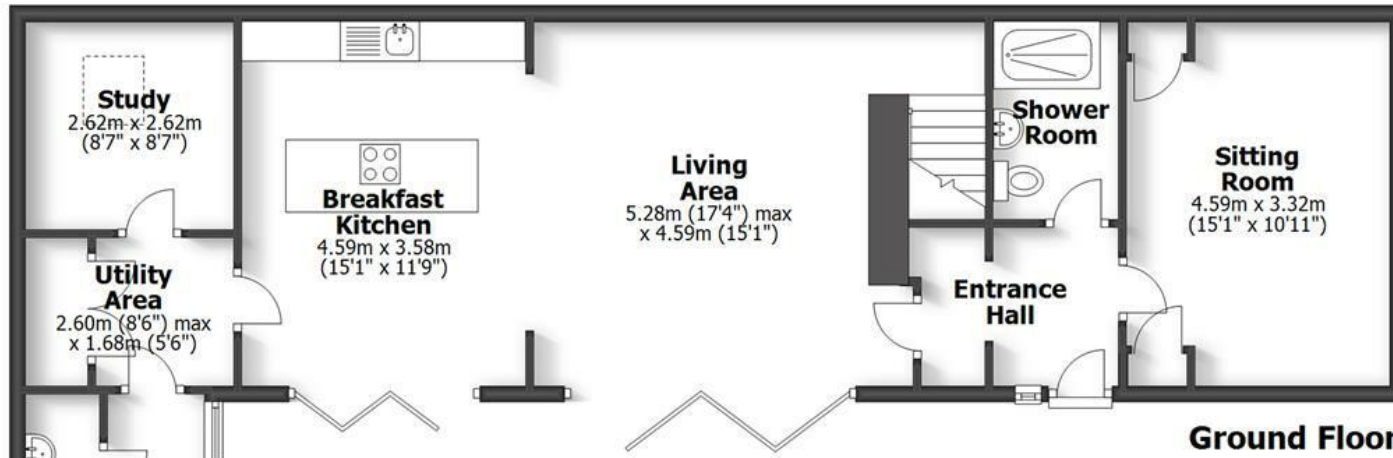
The village pub is a further attraction to this lovely Shropshire Village between Telford and Ironbridge.

Telford - 4.2 miles, Much Wenlock - 7.4 miles, Shrewsbury - 13.7 miles, Bridgnorth - 14.4 miles, Ludlow - 30 miles, Kidderminster - 27 miles, Birmingham - 39.2 miles. (All distances are approximate).

THE OLD COACH HOUSE

LITTLE WENLOCK, TELFORD

HOUSE: 174.1sq.m. 1,873.5sq.ft.
 CARPORT: 25.8sq.m. 278.2sq.ft.
TOTAL: 199.9sq.m. 2,151,7sq.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

Little Wenlock is a small Shropshire village just West of Telford town centre. The charming village offers a thriving community with its village hall, Church and popular pub. There are an abundance of countryside walks with the Wrekin just beyond. Telford centre offers an extensive range of amenities to include excellent network links, train station, shopping centres, sports clubs, entertainment venues and schooling in both the public and private sectors. The Coach House is right in the heart of the village amongst period properties in this quiet and attractive setting.

ACCOMMODATION

A former Coach House to The Old Rectory, having been recently converted into a superb modern home with a private garden, ultra fast broadband and a stylish, contemporary interior filled with natural light in the heart of the village. The layout lends itself for home entertaining with a central courtyard garden.

On entering the property, a RECEPTION HALL welcomes you in, with engineered oak flooring and exposed feature brickwork, doors lead off to; a SITTING ROOM offering a cosy retreat, with a window to the front elevation and two useful storage cupboards. There is a GROUND FLOOR SHOWER ROOM fitted with a contemporary suite to include a concealed WC, wash hand basin and a walk in shower with glass screen and a wall mounted mirror with lighting. Leading through, an impressive OPEN PLAN LIVING AREA with BREAKFAST KITCHEN makes a great entertaining space with engineered oak flooring throughout, feature brickwork and two sets of bi folding doors connecting to the outdoor space. The modern high spec kitchen is fitted with a range of matching units with a centre island incorporating a breakfast bar with granite work tops and a range of integrated BOSCH appliances to include an induction hob, double oven/microwave, wine coolers, dishwasher, fridge and freezer.

An inner hall gives access to a concealed UTILITY AREA behind double doors housing the 'smart' central heating boiler along with provision for a washing machine and dryer with work top space above. There is a STUDY with sky light, GUEST CLOAKROOM/WC and a wonderful ENTERTAINING/LEISURE ROOM which offers great versatility, extending to around 27ft with vaulted ceilings, oak beams and French doors connecting to the garden space.

From the living area stairs rise to the FIRST FLOOR LANDING. There are TWO GOOD SIZED DOUBLE BEDROOMS both of which feature walk-in DRESSING ROOMS along with a THIRD DOUBLE BEDROOM and BATHROOM, contemporary in style comprising a walk in shower with framed glass screen, free standing bath, WC, wash hand basin with vanity drawers below and a wall mounted mirror with lighting.

OUTSIDE

Quietly tucked away, central to the village The Old Coach House has private parking along with an Oak framed carport. Gated access leads through into a wonderful courtyard garden, partly walled and laid with a stone patio and decked sun terraces making this an ideal retreat for al fresco dining and relaxing enjoying a most private and peaceful aspect.

COUNCIL TAX:

Telford and Wrekin
Council Tax Band: E
www.gov.uk/council-tax-bands

SERVICES:

We are advised by our client that mains water, electricity and drainage are connected to the property. LPG gas central heating Verification should be obtained from your surveyor.

TENURE:

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

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.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS:

Leaving Bridgnorth heading towards Shrewsbury on the A458. On entering Much Wenlock take a right turn onto the A4169 Much Wenlock Road, signposted Ironbridge/Telford. Continue on the A4169. At the junction turn right keeping on the A4169. At the island take the first exit onto the A5223 signposted Horsehay. Continue straight over the next island taking a left hand turn into Coalmoor Road. Continue on this road, taking you into the village of Little Wenlock. Take a left turn opposite the Church into Witchwell Lane where The Old Coach House can be found immediately on the right hand side.

Offers Around £595,000

EPC: E

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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BERRIMAN EATON