



53 Hunters Gate, Much Wenlock, Shropshire, TF13 6BW

BERRIMAN
EATON

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53 Hunters Gate is a large detached family home, conveniently located approximately half a mile from the town's High Street, within this quiet cul-de-sac providing easy access to a variety of amenities, shops, and local attractions. The property boasts an impressive layout, featuring two well-appointed reception rooms along with four generously sized double bedrooms and three bath/shower rooms. In addition to its spacious interior, the home is complemented by a detached double garage, carport, ample parking and an enclosed garden to the rear.
Shrewsbury - 15 miles, Telford - 8 miles, Bridgnorth - 8 miles, Ludlow - 21 miles, Kidderminster - 21 miles, Birmingham - 39 miles.
(All distances 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 Hunters Gate 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

ACCOMMODATION

The front door opens into a spacious reception hall with stairs leading to the first floor and a guest cloakroom with a WC. The breakfast kitchen is fitted with base cupboards, drawers, and matching wall cabinets, along with worktops and a sink unit. It also features a built-in oven/grill, a gas hob with an extractor above, an integrated fridge-freezer, and plumbing for a dishwasher. Adjacent to the kitchen is a separate utility room, which houses the gas central heating boiler and plumbing for a washing machine, with a door leading out to the garden.

The large living room boasts a bow window and French doors that open to the rear garden. It also features a fireplace with gas point (present fire is de-commissioned). There is also a separate dining room that overlooks the front elevation, offering pleasant views.

With a large landing there is a window looking out to the front elevation with views along with access to a double airing cupboard housing the hot water tank. The principal double bedroom enjoys views to the front including two double fitted wardrobes and a generous en-suite bathroom comprising a bath, WC, hand basin and a separate shower along with a useful storage cupboard. Across the landing, there are three additional double bedrooms, two of which share a Jack and Jill en-suite arrangement. Additionally, a separate family bathroom is equipped with a suite that includes a WC, wash basin, panelled bath, and a separate shower.

OUTSIDE

The rear garden is fully enclosed, featuring both a patio and a lawn area with flower borders and potential for further landscaping to the full width of the plot. A private driveway leads through the adjoining carport to a double garage equipped with an up-and-over door, as well as lighting and power points. The driveway gives ample private parking and gated side access into the garden. The property sits within this peaceful, cul-de-sac location with an open aspect to the front with view across neighbouring fields.

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

Shropshire Council.
Tax Band: E.

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 just prior to the Shell Petrol Station into St Marys Road. Continue to the junction turning right onto Barrow Street and continue along this road for approximately 500m. Take a right-hand turn into Forester Avenue, then turn immediately right into Hunters Gate. Continue to the top of Hunters Gate and then around to the left and left again.

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Offers Around
£475,000

EPC: C

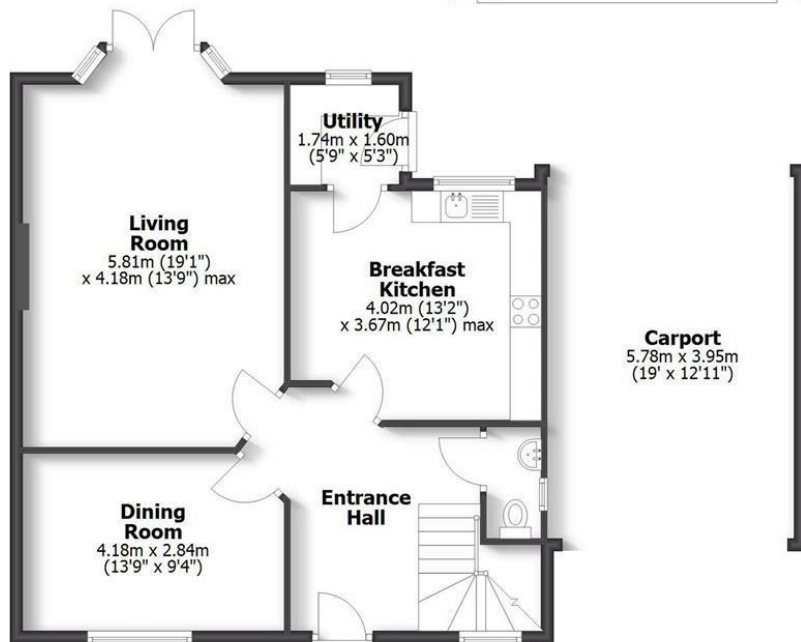
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



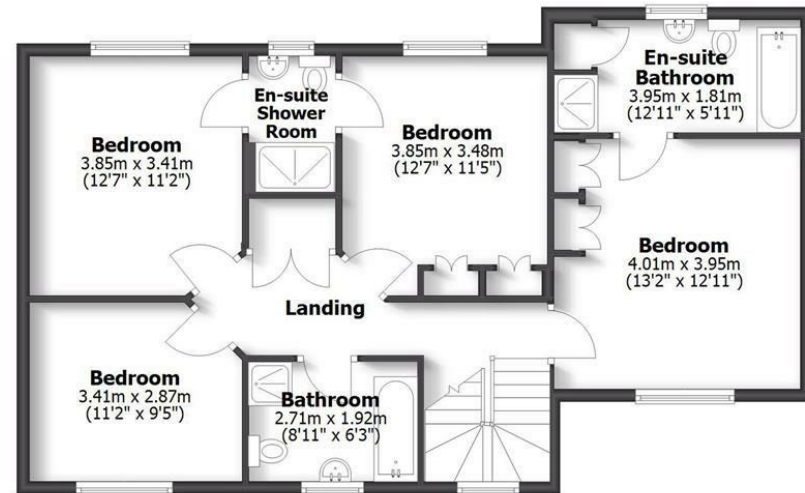
53 HUNTERS GATE MUCH WENLOCK

**Double
Garage**
5.13m x 4.97m
(16'10" x 16'4")

HOUSE: 150.2sq.m. 1,616.8sq.ft.
GARAGE: 25.5sq.m. 274.1sq.ft.
CARPORT: 22.8sq.m. 245.9sq.ft.
TOTAL: 198.5sq.m. 2,136.8sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

