

4 Brockton, Much Wenlock, Shropshire, TF13 6JR

BERRIMAN EATON

4 Brockton, Much Wenlock, Shropshire, TF13 6JR

Enjoying a semi rural location just under 5 miles from the picturesque town of Much Wenlock, this three bedroom semi detached cottage enjoys an enclosed garden with views together with private parking.

Much Wenlock - 5 miles, Bridgnorth - 9 miles, Church Stretton - 10 miles, Shrewsbury - 18 miles, Telford - 12 miles, Ludlow 17 miles.
(All distances are approximate).

LOCATION

Brockton is a small hamlet that lies within the beautiful Corvedale South West of the medieval market town of Much Wenlock. Brockton offers a local pub/restaurant within walking distance along with a primary school and nursery. The area is particularly known for it's abundance of countryside walks and outdoor activities lying between Wenlock Edge and the Clee Hills. The pretty market town of Much Wenlock provides all day to day needs including shopping, tearooms, doctors, dentist, weekly markets and schooling for all ages. Further afield are Independent schools including Wrekin, Prestfelde, Shrewsbury School and Shrewsbury High School. Other towns such as Bridgnorth, Ludlow and Shrewsbury are within an easy drive.

ACCOMMODATION

Approached via a path through the front garden, the front entrance opens into a hallway, with stairs rising to the first floor.

To the ground floor, the lounge offers a cosy atmosphere and features an inset wood-burning stove. The kitchen, enjoying a bright dual aspect, is fitted with a range of base and wall units, worktops, a sink unit, and space for appliances. Extending off the kitchen is the dining room benefitting from attractive quarry tile flooring and a window that provides natural light.

Upstairs, the first floor accommodates three bedrooms, one of which includes a fitted double wardrobe. The family bathroom is fitted with a white suite comprising a WC, hand basin, and a bath with a shower over and a useful airing cupboard. The boarded loft offers essential additional storage.

OUTSIDE

Accessed off the road there is a private driveway to the rear providing off road parking with gated access into the rear garden. Mainly laid to lawn, the garden is enclosed by picket fencing allowing an open outlook to the fields beyond. The lawn is edged with planted borders and a patio dining terrace. The garden extends down the side of the property where there is a raised vegetable patch, log store and the external boiler.

SERVICES

We are advised by our client that mains water and electricity are connected. Oil fired central heating and private drainage shared with the neighbouring property. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: D.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Bridgnorth, take the A458 towards Shrewsbury. On entering Morville take a left onto the B4368 signposted Craven Arms/Ludlow. Continue on the B4368 through Monkhopton. Upon entering Weston take a right turn signposted Brockton/Much Wenlock. Upon entering Brockton, at the crossroads continue straight over where the property can be found a short distance along on the left hand side identified by our for sale board.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£299,950

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.

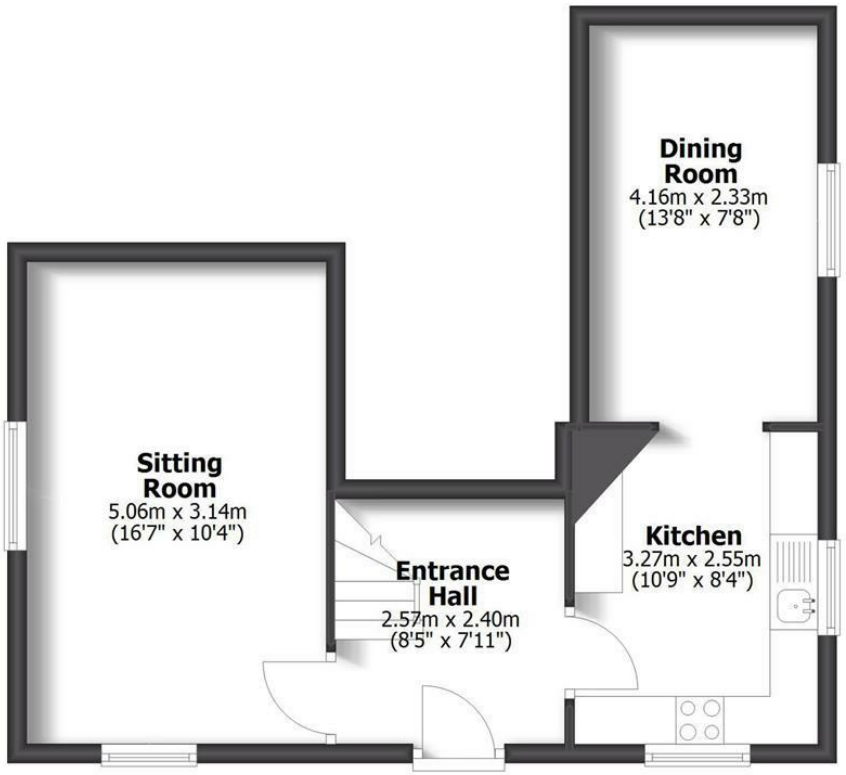




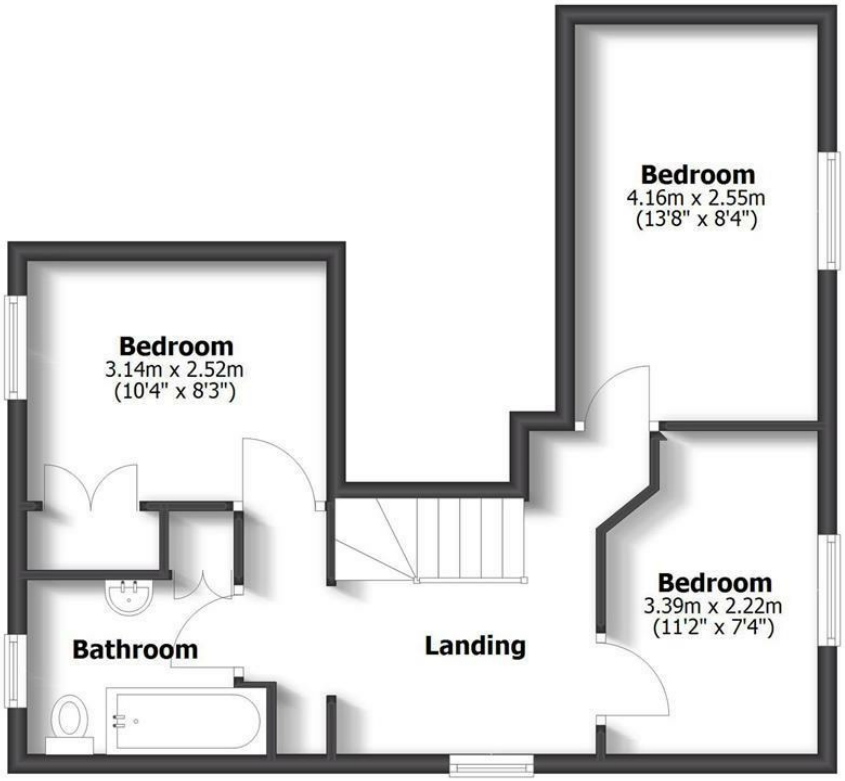

4 Brockton
Much Wenlock

TOTAL: 84.1sq.m. 906sq.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







