

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

BERRIMAN EATON

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

Within walking distance to Town, this modern home with a garage and driveway, enjoys private aspects to the front and rear with spacious accommodation on three floors including a large open plan dining kitchen. The pretty summer garden is southerly facing with access into the garage.
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 entrance hall, where stairs rise to the first floor and there is access to a convenient ground floor cloakroom, fitted with a WC and wash hand basin. A door leads through to the spacious open-plan dining kitchen, which is fitted with base and wall cabinets having complementary work surfaces incorporating an inset sink unit. Integrated appliances include a dishwasher, microwave and a Range Master double oven/grill and gas hob. A window overlooks the front elevation. The kitchen is open plan into the dining area, creating an excellent space for everyday living. French doors, together with a further window, overlook and provide access to the rear garden. A useful understairs storage cupboard completes the ground floor accommodation.

On the first floor there is an attractive living room enjoying views over the rear garden. Also on this floor is a generous double bedroom with fitted double wardrobes and a window overlooking the front elevation.

A further staircase leads to the second floor landing. The principal bedroom is a spacious double room enjoying an outlook over the rear garden and benefiting from a private en-suite shower room, fitted with a modern white suite comprising a WC, wash hand basin, tiled shower enclosure and heated towel rail. Across the landing is a further double bedroom with two windows overlooking the front aspect. This room also benefits from a built-in storage cupboard housing the hot water cylinder. The family bathroom is fitted with a white suite comprising a WC, pedestal wash hand basin and panelled bath with shower attachment over.

OUTSIDE

To the rear, the enclosed garden has been beautifully planted with a variety of mature shrubs and ornamental trees, creating a private and well-established outdoor retreat, complete with a lawned area and pathway leading to the garage, which benefits from a convenient pedestrian access door. To the front, a shared driveway passes beneath an archway, providing access to the communal parking area and garages. The property has a single garage and private parking situated directly in front of the garage.

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: D.

VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE

POSSESSION

Vacant possession will be given on completion.

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, where number 39 can be found along on the left-hand side.

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

Price Guide
£335,000

EPC: D

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.

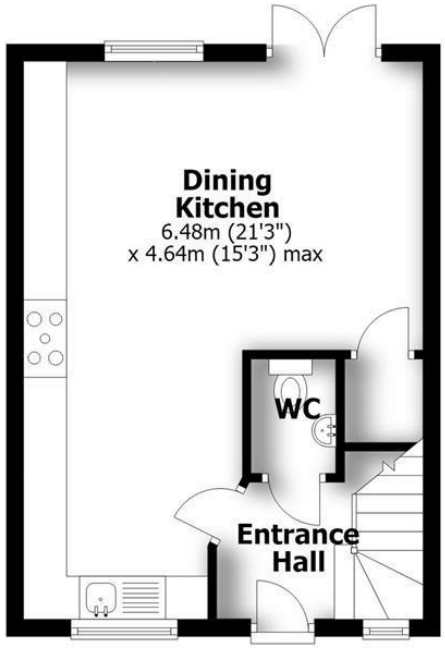




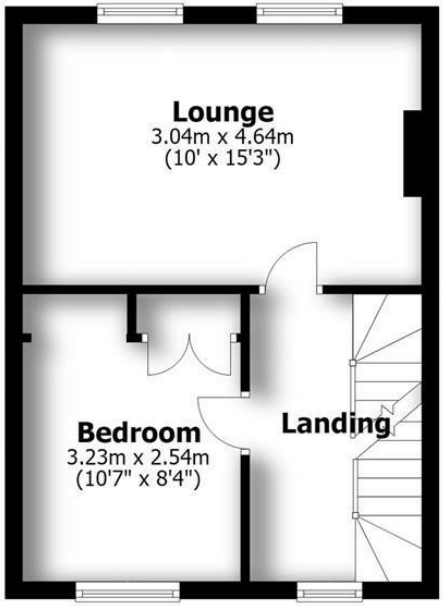

39 HUNTERS GATE
MUCH WENLOCK

HOUSE:	90.3sq.m.	971.6sq.ft.
GARAGE:	12.8sq.m.	138.3sq.ft.
TOTAL:	**103.1sq.m.**	**1,109.0sq.ft.**

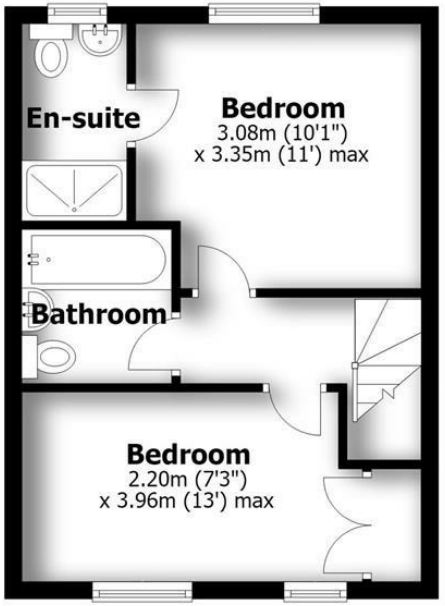
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor









