



30 Church Lane
Little Wenlock
TF6 5BB

4 bedroom House - Detached property
Offers in the region of £695,000

For homes with
that royal touch.





*** ENVIALE VILLAGE LOCATION ***

With its great versatility of space this is the perfect home for a growing family, those who work from home or just love to entertain.

30 Church Lane is an impressive detached home which truly must be viewed to be fully appreciated. and is set in this much sought after village close to the world heritage town of Ironbridge and Telford and a short drive from the County Town of Shrewsbury.

2 Reception Rooms, large Kitchen/Dining Room, Utility, impressive converted Basement with Sitting Room and Gymnasium, Principal Bedroom with en suite, 3 further Bedrooms and Family Bathroom.

Driveway with ample parking, double Garage and Gardens perfect for those who love to dine alfresco.

Viewing essential.

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LOCATION

The property occupies an enviable position on the edge of this much sought after exclusive village which nestles a short distance from the Wrekin and forms part of the famous Shropshire Way. With many foot paths and bridle ways providing access across the neighbouring countryside - this is the perfect haven for walkers and riders alike. the Shropshire Way and Hutchinson Way passing through the village, as well as National Cycle Route 45 and several popular mountain bike trails. and is an area of outstanding natural beauty. Little Wenlock itself has a great local community with an active Village Hall, Church and Tennis Court and at the heart of the village is the charming, award winning public house, the Huntsman Inn. Ironbridge is located approximately 2 miles, Telford Town Centre 4 miles, Bridgnorth 15 and the County Town of Shrewsbury 14 miles and a host of schools can be found at each. For commuters there is excellent access to the A5/M54 motorway network at nearby Wellington.

ENTRANCE PORCH

Wooden and glazed entrance door with outside light opens to Entrance Porch. Door to

HOME OFFICE/FAMILY ROOM

A great multi purpose room naturally well lit with windows to the fore and side. Telephone points, radiators, wooden effect floor covering. Useful under stairs storage recess, coved ceiling.

CLOAKROOM

With suite comprising WC and wash hand basin, window to the side, tiled flooring, radiator.

LOUNGE

A lovely room with windows to the front side and rear. Feature wooden fire surround with cast iron log burner set onto hearth, media point, radiators and coved ceiling.

KITCHEN/DINING ROOM

A great space for those who love to entertain. The Dining area has bay window overlooking the front, coved ceiling, radiator. Peninsular breakfast bar divide to the Kitchen which is comprehensively fitted with range of oak fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having inset 4 ring gas fired hob unit with drawers beneath and extractor hood over and space for dishwasher, washing machine and fridge. Matching range of eye level wall units incorporating open fronted display shelving and built in double oven and grill with cupboards above and below. Tiled flooring, window overlooking the rear. Radiator.

UTILITY ROOM

with space for washing machine, central heating boiler, wall mounted storage units. Continuation of tiled flooring, door to the garden and door with stairs leading to

BASEMENT/SITTING ROOM/GYMNASIUM

This impressive space has been converted to provide room for multi purpose use and is currently used as a Sitting Room and Gymnasium. 3 Radiators.

FIRST FLOOR LANDING

Staircase leads to the spacious First Floor Landing off which lead

PRINCIPAL BEDROOM

With windows to the front. Built in double wardrobe, radiator.

EN SUITE SHOWER ROOM

With large walk in shower cubicle with direct mixer shower with drench head, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, recessed ceiling lights, radiator.

BEDROOM 2

With window to the front, wooden effect floor covering, radiator.

BEDROOM 3

With window to the side, radiator.

BEDROOM 4

With window to the rear, radiator.

BATHROOM

A good sized family Bathroom with suite comprising corner panelled bath, large shower cubicle with direct mixer shower and drench head, wash hand basin set into vanity storage, WC suite. Complementary tiled surrounds, radiator, window to the rear and recessed ceiling lights.

OUTSIDE

The property is approached through double opening timber gates onto driveway which provides ample parking and hardstanding for numerous vehicles and leads to the DOUBLE GARAGE with twin up and over doors, power and lighting. The Front is well screened with mature hedging and lawned area to the side. To the immediate rear is a paved area with gate leading through to the LOVELY REAR GARDEN which is the ultimate for those who love to entertain and dine alfresco. There is a covered Jacuzzi and 4 person sauna area with power and lighting and large pergola area which is covered in part, deck based and provides a fabulous outdoor Bar and Dining Area, perfect for all year round entertaining and to the side is a feature ornamental garden pond. Good sized lawn with flower and shrub beds and sectioned productive vegetable area, large Shed and Greenhouse. The Garden is enclosed and affords a good level of privacy.



GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

We are advised the Banding is an E with Telford and Wrekin Council.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and

competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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We're available 7 days a week
 HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales			EU Directive 2002/91/EC		

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