



1 Manor House Close, Much Wenlock, Shropshire, TF13 6LZ

BERRIMAN  
EATON

# 1 Manor House Close, Much Wenlock, Shropshire, TF13 6LZ

Superbly appointed and extended, conveniently sited within easy reach of the Towns High Street and excellent range of amenities. This dormer bungalow is deceptively spacious, immaculate in its presentation, having accommodation with four bedrooms, two bath/shower rooms along with an extended live in dining kitchen, lounge and private garden to the rear with a parking space. Telford - 8 miles, Shrewsbury - 13 miles, Ludlow - 22 miles, Kidderminster - 22 miles, Wolverhampton - 23 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 Manor House Close is an excellent range of amenities including convenience stores, leisure centre, boutique shops, pubs, cafes and restaurants along with butchers and local farmer markets. 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

Immaculately presented throughout with a stylish modern interior including Neville Johnson fitted furniture, this home with over 1100sq.ft of living space has been updated to a high standard offering a contemporary feel with bright and spacious rooms. On entering, there is an entrance hall with stairs off to the first floor along with good understairs storage. The lounge enjoys a dual outlook with a feature fireplace and inset electric fire. The kitchen has been greatly extended to the rear to create an impressive open plan dining kitchen complete with log burner and two sets of bi-fold doors opening out to the garden. The kitchen is fitted with seamless matching base and wall cupboards, quartz worktops over, inset sink unit with mixer tap and a range of integrated SMEG appliances to include an oven, microwave, induction hob with extractor above, fridge/freezer and a washing machine. Completing the ground floor are two bedrooms, one of which has fitted wardrobes. The bathroom is fully tiled, complete with a white suite to include a WC, hand basin set within a vanity unit, bath and a separate corner shower.

From the hall stairs rise to the first floor landing hosting two double bedrooms, one of which is fitted with a double wardrobe and dressing table. Both bedrooms have use of a shower room.

## OUTSIDE

The property benefits from an allocated parking space located on Manor House Close. A pathway leads around to the front entrance, bordered by well-maintained lawned gardens and attractive planted borders.

To the rear, gated access opens to a private and enclosed garden, primarily laid to lawn with a paved patio and a gravelled seating area—perfect for outdoor dining or relaxation. The garden is beautifully edged with mature planted borders enjoying a peaceful aspect.

## 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

Council Tax Band: D.  
Shropshire Council.

## 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 at the Gaskell Arms signposted Buildwas Abbey (A4169). Continue on this road for a short distance taking the next left hand turn onto Bridge Road, continue over the bridge and turn right into Southfield Road which will continue into Manor House Close. For viewing convenience, you could alternatively park in Station Road TF13 6JE opposite and cross the road to the front access.

### Tettenhall Office

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### Bridgnorth Office

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### Lettings Office

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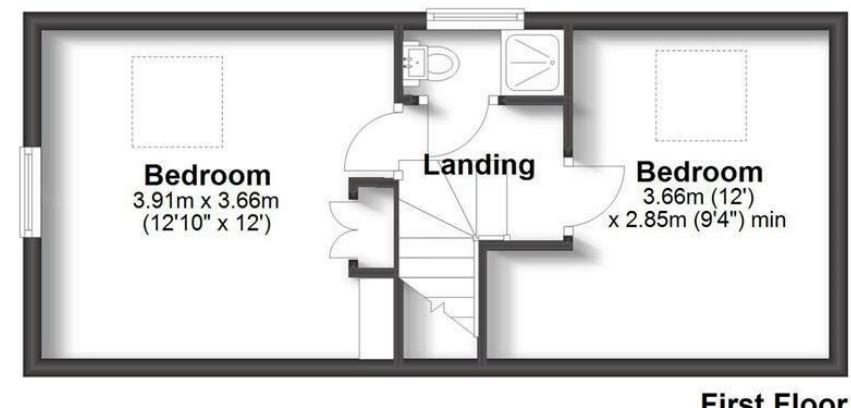
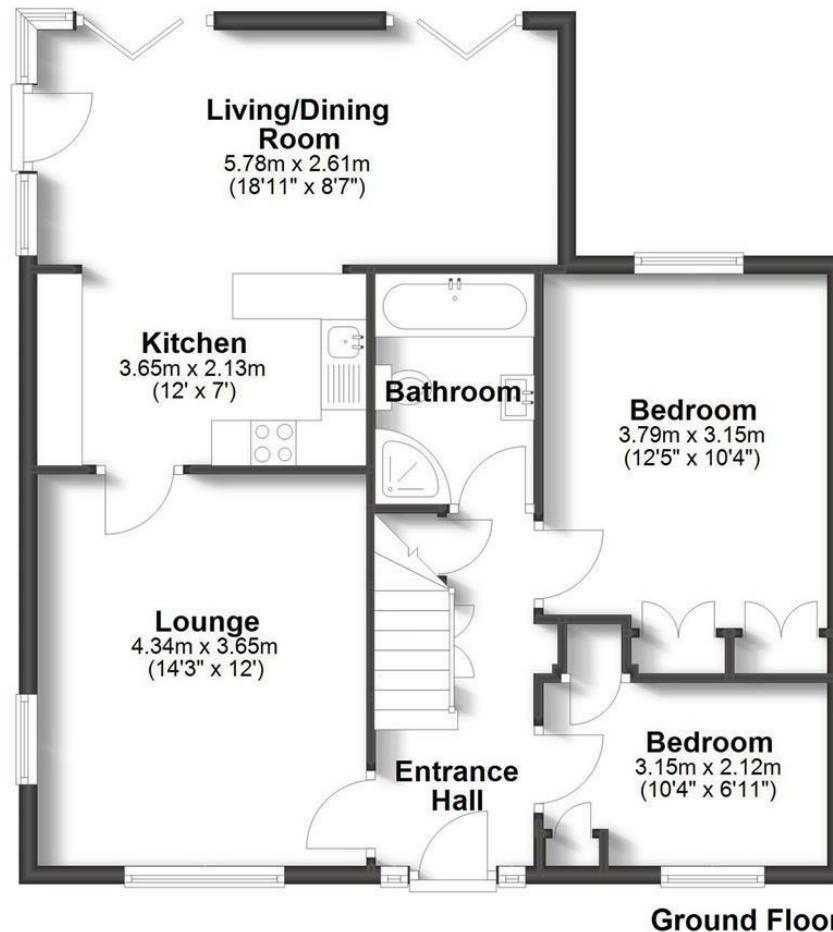
Offers Around  
£450,000

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.



## 1 MANOR HOUSE CLOSE MUCH WENLOCK



**TOTAL: 105.2sq.m. 1,132.6sq.ft.**

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

