



**FOR SALE**

Offers In The Region Of £375,000

Rose Cottage 25 Sheinton Street, Much Wenlock,  
Shropshire, TF13 6HY

A most attractive and particularly spacious period cottage, requiring modernisation and improvement, set with garage and large gardens in this highly desirable market town location. Set in approximately 0.25 acre. NO ONWARD CHAIN.



MILEAGES: Shrewsbury 13.2 miles and Telford 7.6 miles. All mileages are approximate.



- An attractive cottage
- Spacious accommodation
- Scope for modernisation
- Garage & Large gardens
- Approx 0.25 acre
- Market town location

## DIRECTIONS

From Shrewsbury proceed south along the A458 in the direction of Bridgenorth. On arrival at Much Wenlock proceed down the bank into the town taking the left turn onto the A169. After a short distance the property will be clearly identified on the left hand side by a Halls For Sale board.

## SITUATION

The property is positioned in a most appealing location. Much Wenlock is a historic and highly desirable market town offering a good range of shops, social amenities and schools. Commuters are well placed for access to the county town of Shrewsbury and Telford, with the M54 motorway linking through to the Midlands.

## DESCRIPTION

Rose Cottage is an attractive end of terrace cottage providing accommodation which would benefit from a scheme of modernisation and improvement throughout. The ground floor offers a good size reception hall, two traditional reception rooms, a kitchen, utility room and bathroom. To the first floor there are four bedrooms and an additional bathroom. Outside, there is an attached large garage. The gardens are predominantly positioned to the rear and they are especially generous in size. These also require a scheme of landscaping and will allow all garden enthusiasts an excellent opportunity to incorporate their own designs and tastes.

## ACCOMMODATION

Panelled part glazed entrance door leads into:

### ENTRANCE HALL

With staircase rising to first floor, built in under stairs storage cupboard, a range of additional storage cupboards, beamed ceiling and door to:

### DINING ROOM

13'4" x 11'4" (4.06 x 3.45)

With coal effect Living Flame gas fire, beamed ceiling (with back boiler positioned behind), twin glazed doors leading through to breakfast kitchen and door to:

### LIVING ROOM

13'6" x 11'10" (4.11 x 3.61)

With beamed ceiling, built in storage cupboards, tile and brick fireplace housing gas stove.

### BREAKFAST KITCHEN

11'2" x 9'11" (3.40 x 3.02)

With tiled floor and providing a range of eye and base level pine storage cupboards and drawers with work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap. Space and plumbing for dishwasher, space and plumbing for washing machine, eye level display cabinets. Integral Neff oven and grill with 4-ring gas hob unit over. Part tiled walls and tiled splash and panelled part glazed door through to:

### UTILITY

9'7" x 7'6" (2.92 x 2.29)

With tiled floor and providing a fitted work top with storage cupboard under. Stainless steel sink unit and drainer with mixer tap (currently not plumbed in/connected), space for fridge, space for freezer. Panelled part glazed access door leading to rear gardens.

### BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath. Part tiled walls.



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



## FIRST FLOOR LANDING

With doors off and to:

### BEDROOM 1

13'7" x 11'1" (4.14 x 3.38)

With access to loft space.

### BEDROOM 2

13'1" x 9'10" (3.99 x 3.00)

### BEDROOM 3

10'5" x 10'1" (3.18 x 3.07)

### BEDROOM 4

10'6" max x 8'8" (3.20 max x 2.64)

With access to loft.

### BATHROOM.

Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Part tiled walls.

### OUTSIDE

The property is approached off a part tarmacadam area, whilst there is then a large attached garage/workshop.

### GARAGE/WORKSHOP

17'3" x 14'11" (5.26 x 4.55)

With twin timber entrance doors and providing space for circa 3 vehicles. Positioned to the rear are timber gates giving access to the rear gardens.

### THE GARDENS

Immediately adjacent to the rear of the property is a flagged patio seating area. There is then a pathway and separate steps meandering through abundantly stocked herbaceous beds and borders giving access to the large rear gardens. It should be noted that the rear gardens require some extensive attention but are of a most generous size providing fantastic potential for all future purchasers to incorporate their own ideas and designs.

### GENERAL REMARKS

## FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

## SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

## TENURE

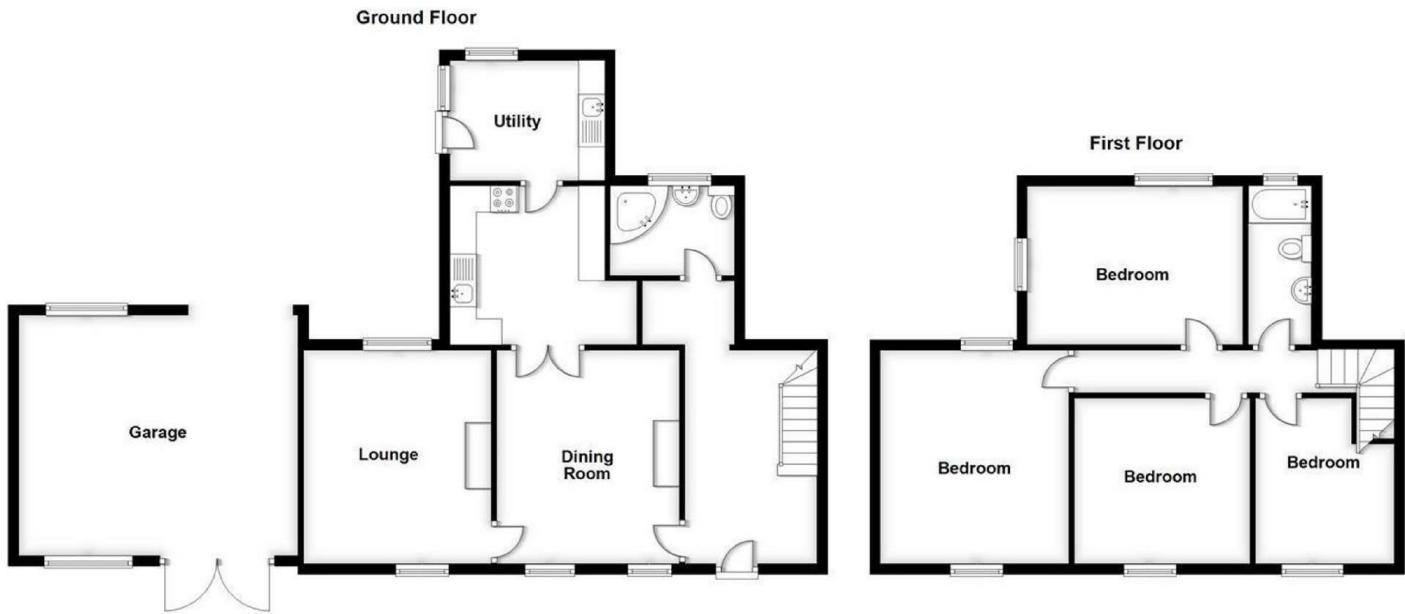
Freehold. Purchasers must confirm via their solicitor.

## COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

## VIEWINGS

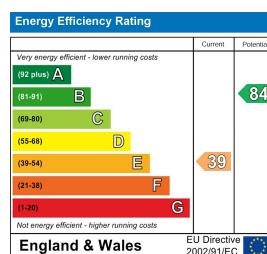
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls gb.com](mailto:shrewsbury@halls gb.com)



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### Energy Performance Ratings



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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