

TO LET

7a High Street, Much Wenlock, Shropshire, TF13 6AA



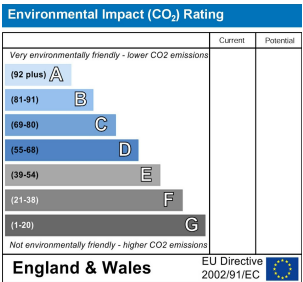
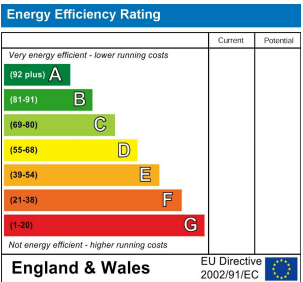
TO LET

£700 Per Calendar Month

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**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



AVAILABLE NOW

A most appealing and particularly spacious split level 2 bedroom apartment, with off street parking and gardens located in the centre of this historic town. SORRY, NO PETS PERMITTED



01743 236444

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



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2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two Bedroom Split-Level Apartment
- Off Road Parking for 1 Car
- Oil Fired Central Heating
- Located in the Popular Town of Much Wenlock
- Outside Space
- EPC E

#### DIRECTIONS

From Shrewsbury proceed south along the A458 in the direction of Bridgnorth. On arrival at Much Wenlock take the left turn onto High Street and the property will be identified on the right hand side by a Halls For Sale board. Access for parking is gained by travelling to the end of the High Street, right into Barrow Street and then right into St Mary's Road and then right again and through St Mary's Lane car park.

#### 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

7a High Street is a split level apartment set in the centre of this historic market town offering an especially generous and spacious accommodation. Outside, there is gated off street parking and gardens comprising patio seating area together with a section laid to lawn.

#### ACCOMMODATION

Panelled entrance door leads to staircase rising to first floor with glazed access door through to:

#### KITCHEN DINER

15'2" x 12'7" max (4.62m x 3.84m max)

#### KITCHEN AREA

With tile effect vinyl flooring, range of eye and base level storage cupboards and drawers with generous work surface area over. Stainless steel sink unit and drainer, space and plumbing for washing machine, space and connection for electric cooker. Wall mounted Grant oil fired central heating boiler, part tiled walls and tiled splash.

#### DINING AREA

With access door to staircase to first floor and door to:

#### LIVING ROOM

16'9" x 13'5" (5.11m x 4.09m)

With attractive bay window.

#### LANDING

#### BEDROOM 1

15'6" x 14'2" (4.72m x 4.32m)

With attractive bay window.

#### BEDROOM 2

12'11" x 7'10" (3.94m x 2.39m)

#### BATHROOM

12'4" narrowing to 5'7" x 7'3" max (3.76m narrowing to 1.70m x 2.21m max)

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over. Part tiled walls and tiled splash, splash screen. Built in airing cupboard housing the lagged hot water cylinder.

#### OUTSIDE

The property benefits from an off street gated parking space which in turn leads to the gardens.

#### GARDENS

Raised concreted yard area with room for potted plants and neatly maintained section of lawn with borders.

#### GENERAL REMARKS

#### COUNCIL TAX

The property is currently showing as Council Tax Band B. 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).

#### SERVICES

Mains water, electricity, and drainage are understood to be connected. Oil fired central heating.

#### TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 12 months. A security deposit of £807.00 (5 weeks) will be required to be held by the DPS.

#### VIEWINGS.

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