

The Grasmere, Homer, Much Wenlock Shropshire, TF13 6NL



Our client's spacious and modern detached house is situated within the idyllic hamlet of Homer and has the benefit of an annexe which could be adapted for a dependant relative. Features include lounge with Clearview burner, conservatory, and useful utility room, two shower rooms, four bedrooms, ample parking, pleasant gardens and delightful outlook.

Price Guide: £395,000

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The Grasmere, Homer, Much Wenlock, TF13 6NL

Homer is located a short distance from the beautiful town of Much Wenlock, there are lovely countryside walks nearby and the village is surrounded by countryside, enjoying some wonderful views towards The Wrekin.

Much Wenlock is a highly desirable locality, surrounded by the glorious Shropshire countryside. There is immense charm and character to the town with its many beautiful period buildings and historic references adding to the appeal.

The area is well served by shops including an excellent traditional family butcher, A Ryan & Sons. There is also a post office, library, leisure centre, doctors, chemist and vets. Along with the local Primary School, Much Wenlock is also home to William Brookes Secondary School. Regular buses run between Much Wenlock, Bridgnorth and Shrewsbury, and there are some delightful pubs and restaurants both in the town and dotted around the surrounding countryside

Property Description

The Grasmere is an attractive, modern detached house built around 1974 of brick beneath a pitch tiled roof, and the property occupies a pleasant setting within an idyllic Hamlet close to Much Wenlock.

Worthy of particular mention is the annex which comprises a double bedroom and shower room and could be adapted for a dependent relative if required.

The property offers ample parking and an attached single garage, and there are pleasant gardens

Services – mains water, gas and electricity, oil fired central heating, pumped treatment centre for drainage.

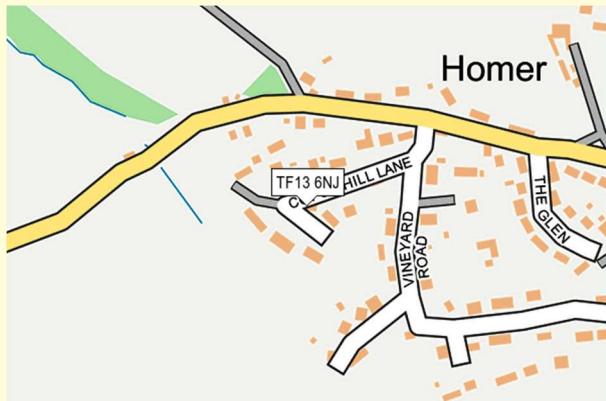
Local Authority – Shropshire council

Council Tax – understood to be Band E

Viewings – strictly by appointment through the agents

Directions

Proceed down the hill into Homer, continue ahead and having passed Copse Hill Lane on your left, the house will be found on your left identified by our For sale Board.



Accommodation

Enclosed Porch

Having tiled floor, timber panelled inner door.

Entrance Hall

Cloaks cupboard, exposed brick wall.

Cloakroom/w.c

With low level w.c, hand basin and tiled floor.

Lounge



A good sized room with Clearview wood burner, exposed brick wall, open tread staircase to first floor, pleasant outlook to the front.

Dining Room



A spacious room with useful serving hatch to the kitchen and aspect to the rear garden.

Conservatory



A pleasant room with tiled floor and garden aspect.

Kitchen



Part tiled and incorporating a range of base and wall cupboards and drawers with solid timber worktops, inset single drainer sink unit plus mixer tap, Stoves double electric oven, gas hob, extractor fan, plumbing for dishwasher, tiled floor, aspect to conservatory and garden.

Utility Room

A useful addition to the home with tiled floor, fitted double wall unit and single drainer one and half bowl stainless steel sink unit plus mixer tap, external door, access door to garage, cupboard housing, Mistral oil fired central heating boiler and door to the **annex**.

First Floor

Landing

L shaped with loft access and ladder to:

Spacious Boarded Attic Room

Bedroom One



L shaped and having built in wardrobes, chest of drawers and dressing table. Airing cupboard and pleasant view to rear garden.

Bedroom Two

Built in wardrobes and matching bedside cabinets, pleasant outlook to the front.

Bedroom Three

Currently used as a study, built in wardrobes, lovely outlook to the front.

Shower Room/w.c



A three piece suite comprising wide shower cubicle, wash hand basin, low level w.c, frosted window.

Annex

The annexe can used to house a dependant relative.

Double Bedroom



Shower Room/w.c



With a shower cubicle, corner wash hand basin, low level w.c, tiled floor and frosted window.

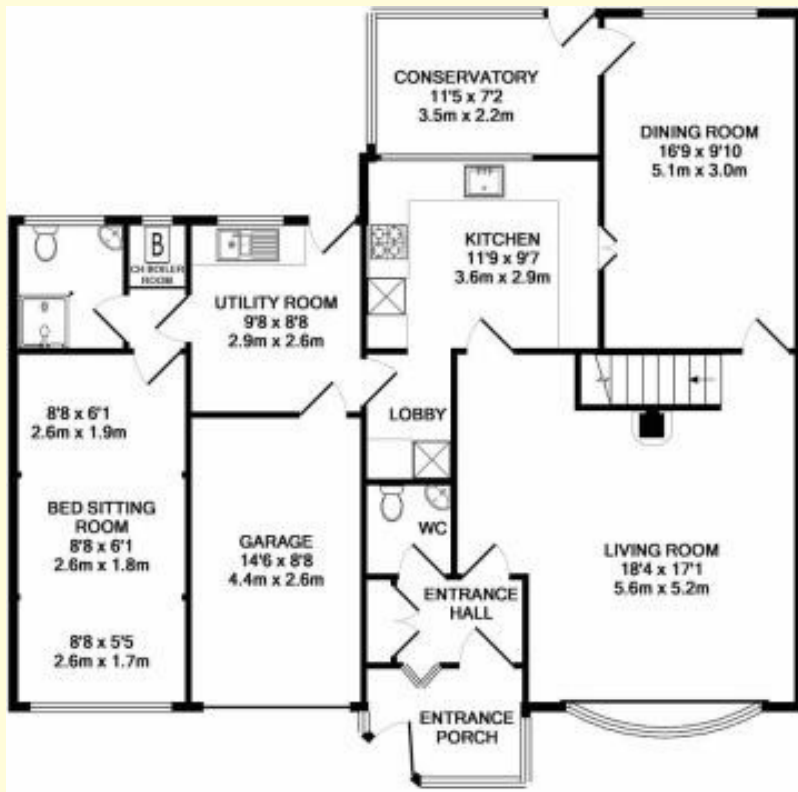
Outside

Parking and Garage

To the front of the property there is a driveway with space for about four cars and access to the Garage, having up and over door, light and power.

Gardens

To the front there is a lawned garden and access to a useful workshop. To the rear there is a section of lawn, garden pond and a variety of flowering plants, mature bushes and trees.



GROUND FLOOR
APPROX. FLOOR
AREA 1194 SQ.FT.
(110.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1711 SQ.FT. (158.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



The Grasmere, Homer, MUCH WENLOCK, TF13 6NL
 Dwelling type: Detached house Reference number: 9478-3020-7216-5188-6950
 Date of assessment: 13 June 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 June 2016 Total floor area: 179 m²

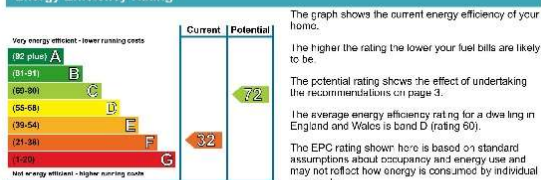
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,099
Over 3 years you could save	£ 3,096

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 488 over 3 years	£ 276 over 3 years	You could save £ 3,096 over 3 years
Heating	£ 4,977 over 3 years	£ 2,517 over 3 years	
Hot Water	£ 624 over 3 years	£ 210 over 3 years	
Totals	£ 6,099	£ 3,003	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for: running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Room-in-roof insulation	£1,500 - £2,700	£ 1,188
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 903
3. Low energy lighting for all fixed outlets	£100	£ 163

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Important note: We take great care in preparing our property brochures and the details in these particulars are believed to be correct, but their accuracy is not guaranteed nor do they form part of any contract. For clarification we wish to advise prospective purchasers that these sales particulars are intended as a general guide and none of the statements contained in these details should be relied upon as statements or representations of fact. We have not carried out a survey nor tested the services, appliances, alarms or specific fittings. Room sizes should not be relied upon for carpets and furnishings. You are advised to undertake your own local enquiries and searches and to take advice from your legal representative.