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**10 Smithfield Road, Much Wenlock  
Shropshire, TF13 6BQ**



Beautifully presented recently fully refurbished period corner terrace within close walking distance of the town, quality fixtures and fittings, new carpets, re-decorated, includes two receptions, stylish new kitchen with appliances, two double bedrooms, new bathroom suite, some high ceilings, sash windows, enclosed garden and potential to create parking subject to planning.

**Offers Over: £200,000**

58 High Street, Much Wenlock, Shropshire TF13 6AE

[sales@stentonsproperty.co.uk](mailto:sales@stentonsproperty.co.uk)

T: 01952 728200 01952 883300

[www.stentonsestateagents.com](http://www.stentonsestateagents.com)

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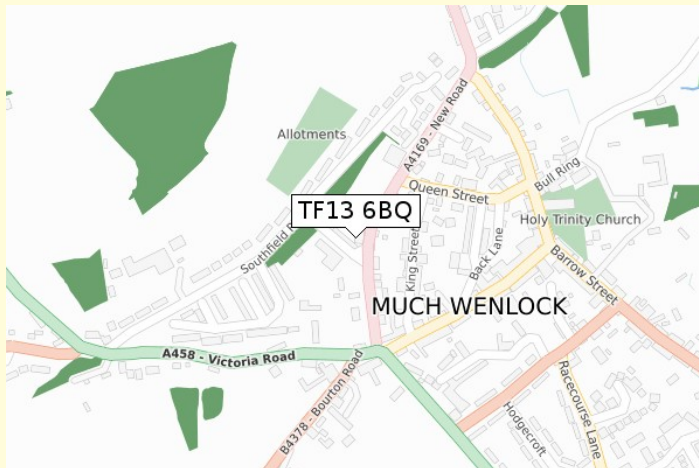
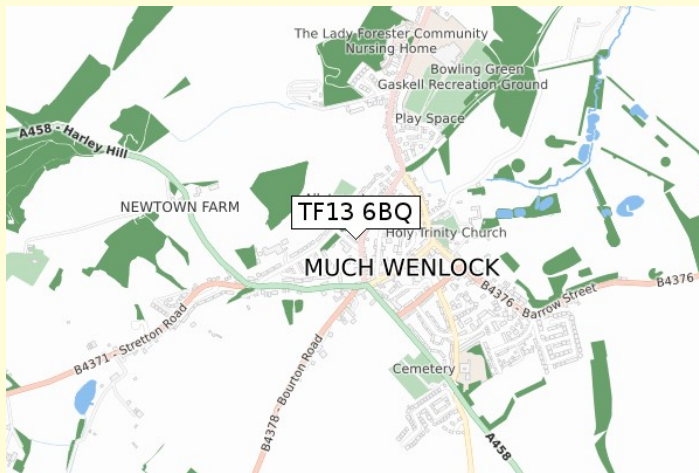
 The Property  
Ombudsman  
SALES

## 10 Smithfield Road, Much Wenlock, TF13 6BQ

**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

### Location



Although the property does not have parking, there is a carpark situated a short distance to the right of Smithfield Road.

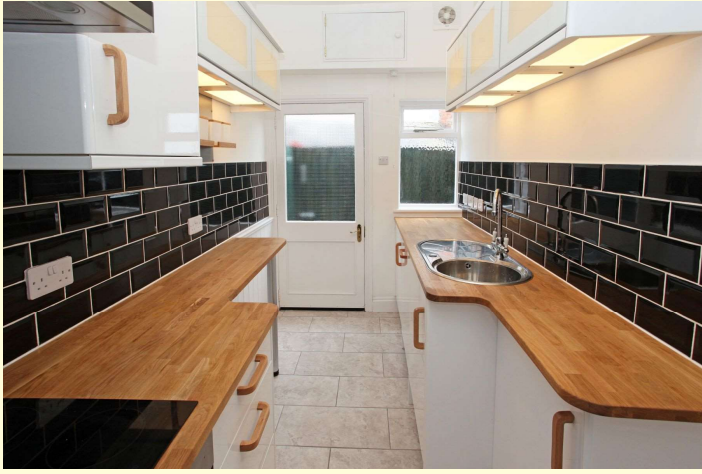
Local Authority – Shropshire Council  
Council tax band D

All mains services are connected.

Viewings are strictly by appointment via the Agents

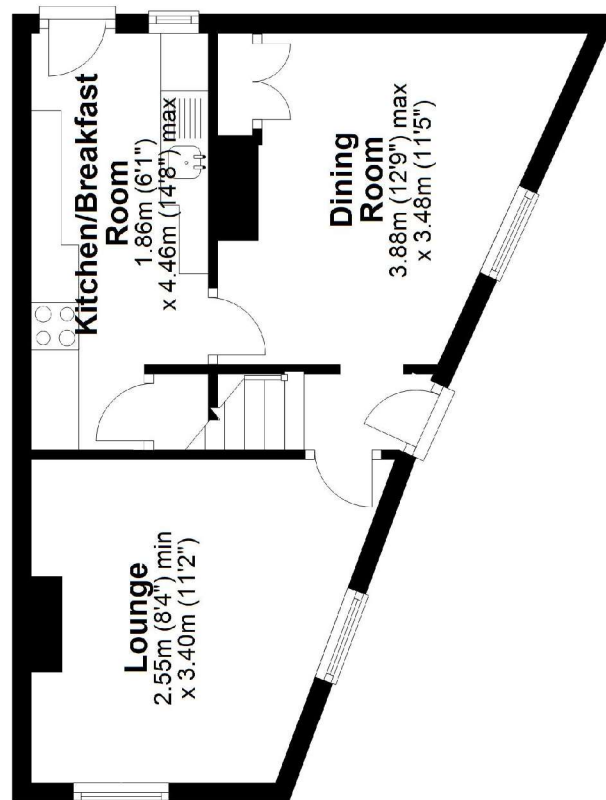
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 54   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





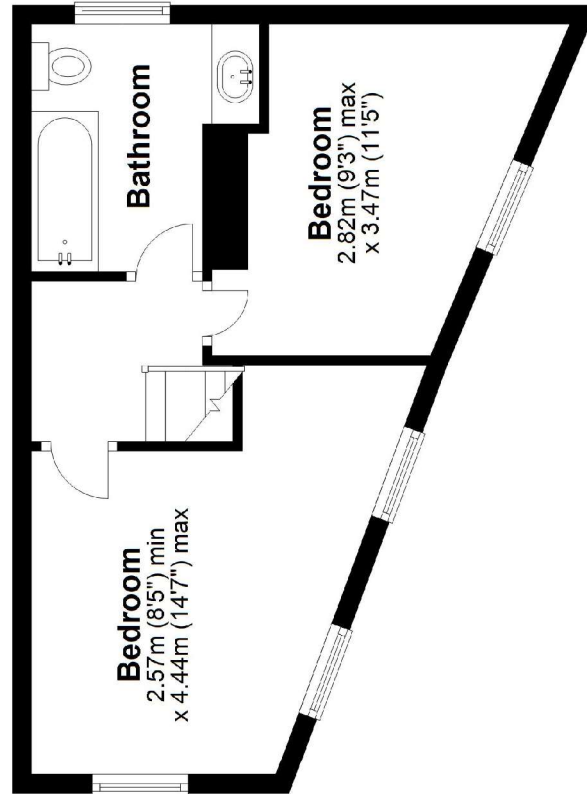
### Ground Floor

Approx. 32.5 sq. metres (349.4 sq. feet)



### First Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



Total area: approx. 64.4 sq. metres (693.2 sq. feet)

**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.