

2 Southfield, Much Wenlock Shropshire, TF13 6AT



Attractive mid terraced house occupying a prominent position on Southfield Road within easy access to the town centre, not overlooked to the front, gas fired central heating and double glazing installed, on street parking, excellent sized garden to rear, requires general modernisation and improvement, no chain.

Price Guide: £225,000

58 High Street, Much Wenlock, Shropshire TF13 6AE

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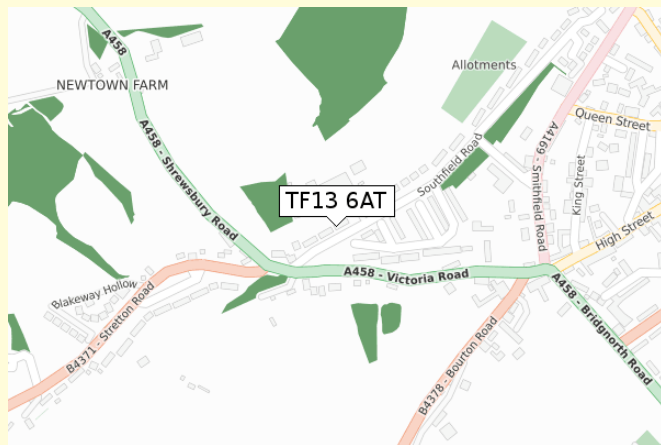
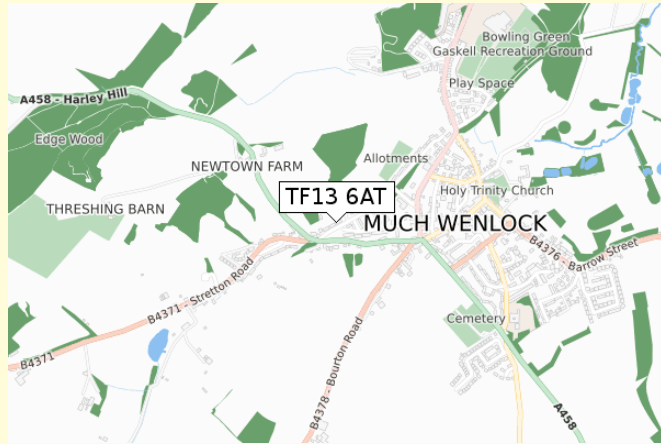
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Much Wenlock is a highly desirable locality, surrounded by the glorious Shropshire countryside. There is immense charm and character to the town with its many beautiful period buildings and historic references adding to the appeal.

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



Local Authority – Shropshire Council
Council tax band B
All mains services are connected.
Viewings are strictly by appointment via the Agents

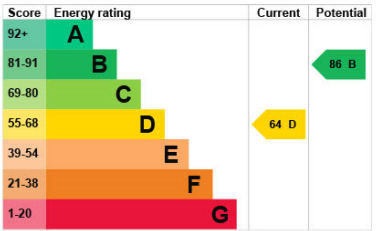
Energy performance certificate (EPC)

2 Southfield Road MUCH WENLOCK TF13 6AT	Energy rating D	Valid until: 8 November 2035 Certificate number: 6438-3932-4209-9377-4206
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Property type	Mid-terrace house
Total floor area	73 square metres

Rules on letting this property
 Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>.

Energy rating and score
 This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

- For properties in England and Wales:
- the average energy rating is D
 - the average energy score is 60

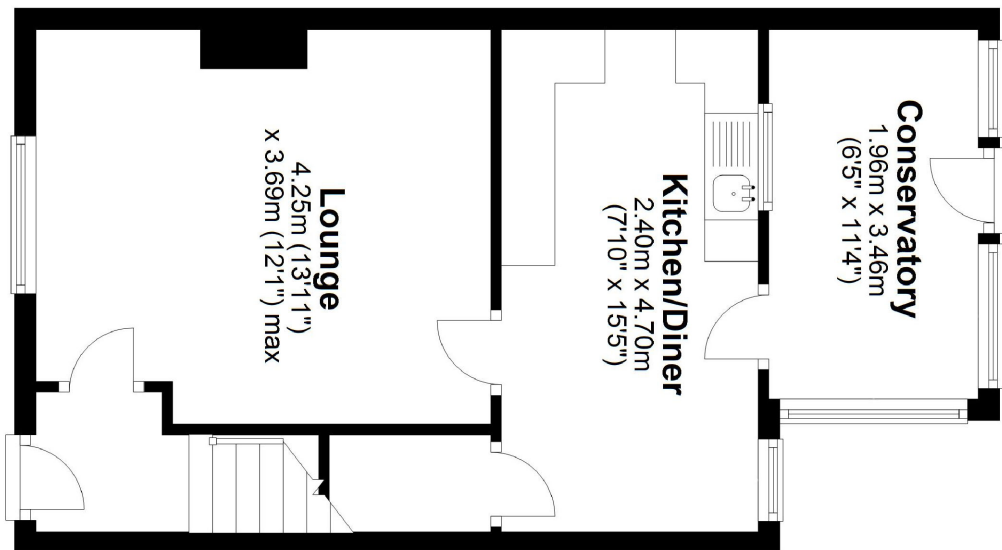
Breakdown of property's energy performance
Features in this property
 Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.





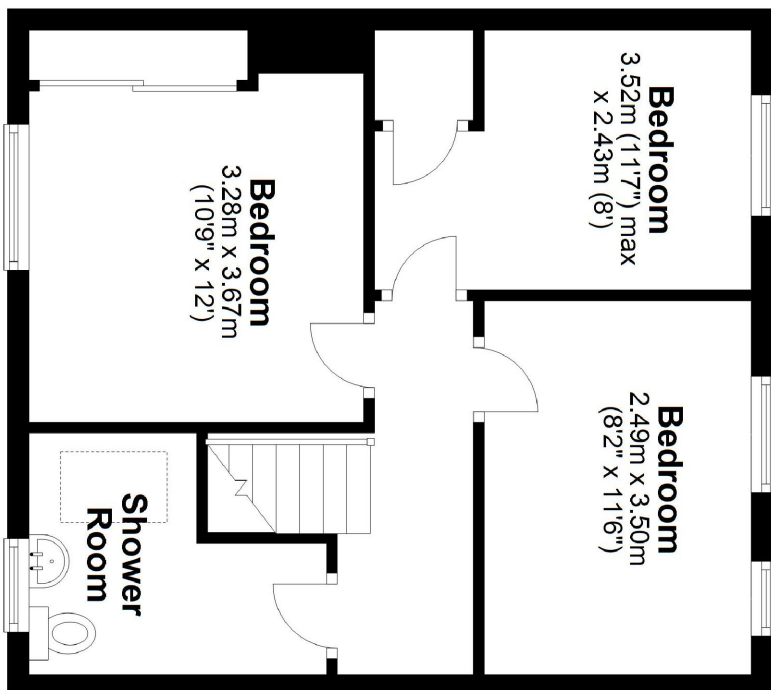
Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 79.5 sq. metres (856.2 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.