

# The Folly, 34 Much Wenlock Rd, Buildwas TF8 7BP



## £ 6 7 5, 0 0 0

NO UPWARD CHAIN

A Circa mid 18th century grade 2 listed building, a property of immense character retaining many original features. The location is equidistant between historic Ironbridge and medieval Much Wenlock and the cottage has stunning views to The Wrekin and to the rear Tickwood and surrounding fields. Originally two cottages and now a four bedroom single dwelling. You will note from the floor plan that there are two kitchens and two staircases indicating that part of the house was recently used as a holiday let. A kitchen can be removed to provide an extra reception room or there are other options e.g. Granny Annexe. The gardens extend to a third of an acre with lawns and mature trees and shrubs, vegetable garden and unique large seated BBQ area. The double garage with room above and to the rear has electricity, water supply and heating with fitted kitchen and shower room. Viewing is highly recommended.













**Tenure** Freehold **Council tax** Band C

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 29th April 2022