



nick tart

www.nicktart.com

1 Horsegrove Hill, Bridgnorth



Featuring some incredible views towards High Town is this end terrace property enjoying an elevated position just off Bernards Hill.

Having driveway parking and being well presented by its current owners the property was formerly three bedrooms and can easily be reverted back to this.

Offering a quirky yet practical layout there is a large entrance hall/dining room with sliding patio doors to the front garden, modern bathroom, sitting room again with sliding doors opening to an elevated decked area, well appointed kitchen and two double bedrooms. Having plenty of built in storage, UPVC double glazing and the added bonus of solar panels therefore keeping running costs down.

The driveway is approached from The Mall and there is a pleasant and private front garden whilst the rear garden is of low maintenance and provides a wonderful area to look over both Low & High Town in the distance.

Services

All mains services, gas fired central heating. Council tax band B. Energy performance rating D.

Directions

From Bridgnorth Low Town proceed up The Hermitage and turn right into Lodge Lane. Proceed to the T junction and turn left. Take the right hand turn into St Nicholas Road and proceed to the T junction. Horsegrove Hill is directly opposite the junction. The post code for the property is WV15 5AU.

GUIDE PRICE £240,000



Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

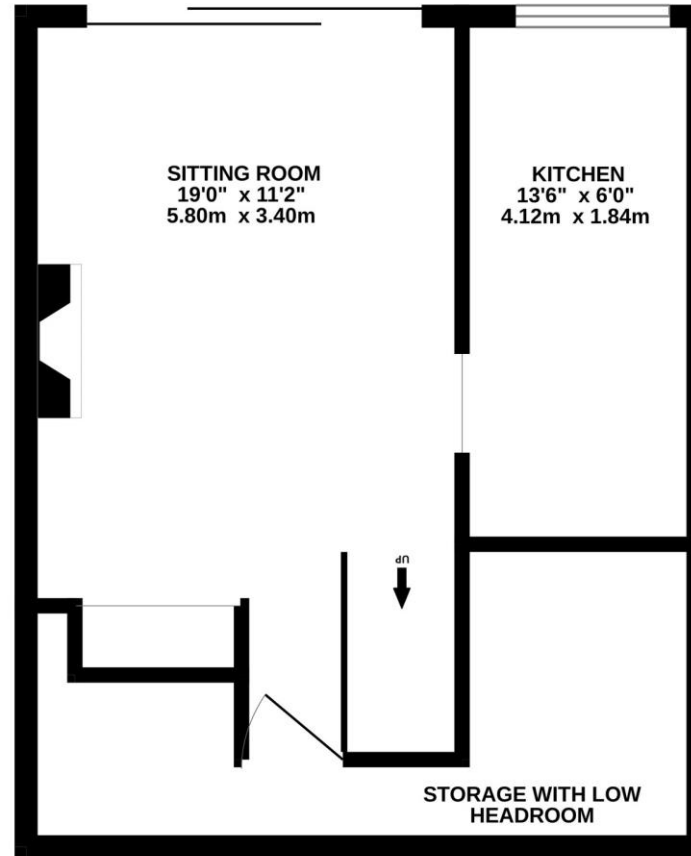
Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

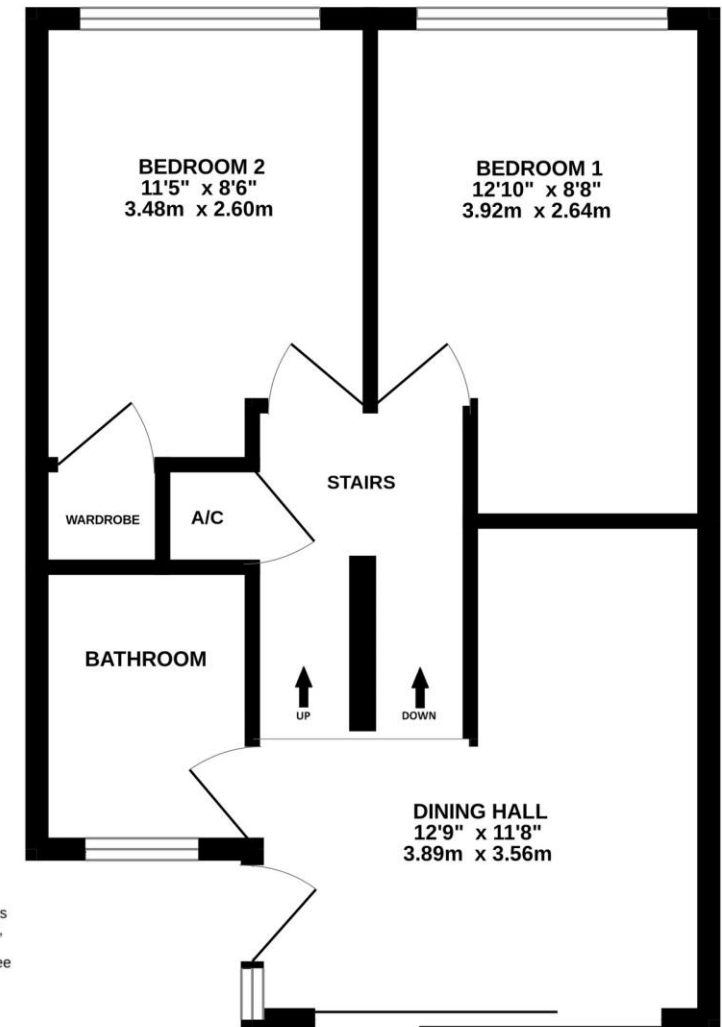
.Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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