



nick tart

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6 Hermitage Heights, Bridgnorth



A great opportunity to purchase a semi-detached family home in this small cul-de-sac off Lodge Lane, perfectly situated for St. Mary's Primary school, public transport and being economical to run having a rare 'A' rated energy performance certificate. Available with no upward chain the property comprises of an entrance hall, sitting room, dining room, kitchen and a large utility to the ground floor. The first floor offers three bedrooms and a shower room. Good built in storage options, UPVC double glazing, gas fired central heating and solar panels are all present. A full width drive can be found to the front whilst to the rear is a mainly lawned and enclosed garden. A great choice for the growing family and early viewing is recommended.

Services

All mains services, gas fired central heating. Council tax band B. Energy performance rating A. Post code WV15 5EG

GUIDE PRICE £225,000

Property Information

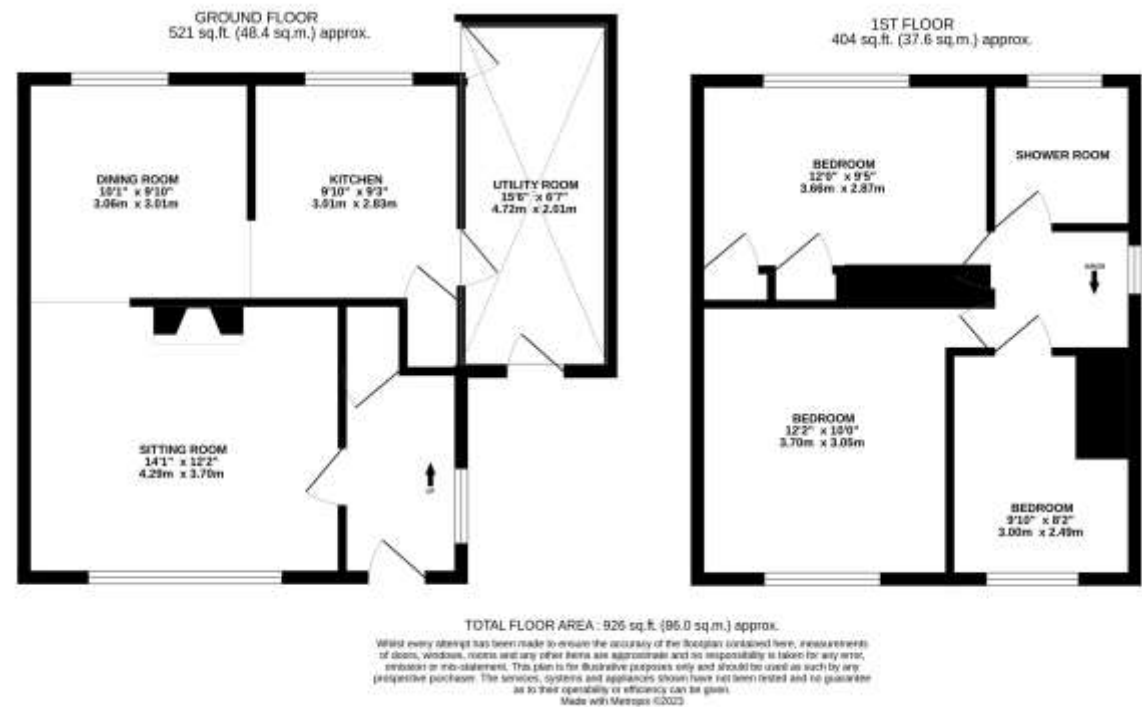
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

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.



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9 Whitburn Street, Bridgnorth, WV16 4QN

T: 01746 711442 E: bridgnorth@nicktart.com

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