



nick tart

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89 The Hobbins, Bridgnorth



Situated on the fringe of this popular area of Bridgnorth with countryside walks on the doorstep is this spacious semi-detached home.

In need of modernisation yet having been well maintained by its current owner we have a property that is available with no upward chain and is perfect for first time buyers.

Having accommodation which comprises of an entrance hall, large sitting room, breakfast kitchen, breakfast room, utility room/lobby, two double bedrooms, shower room and separate W.C. Plenty of built in storage is on offer, as is UPVC double glazing.

Occupying a pleasant position on the edge of the estate there is gated, off road parking to the front and an established, private rear garden.

Stanmore Country Park is situated only a stones throw away and offers 100 acres of woodland and meadows to explore, being the former RAF camp.

Highly recommended.

#### Services

Mains electricity, drainage (via a private system), mains water. Council Tax Band B. Energy Performance Rating TBC.

#### Directions

From Bridgnorth take the A454, at the roundabout at the top of The Hermitage turn right. Proceed for approximately 0.25 of a mile and turn left into Hob Lane, take the 3<sup>rd</sup> left and the property is then immediately on the left hand side.

#### Post Code

The post code for the property is WV15 5HJ.

GUIDE PRICE £210,000



### 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.

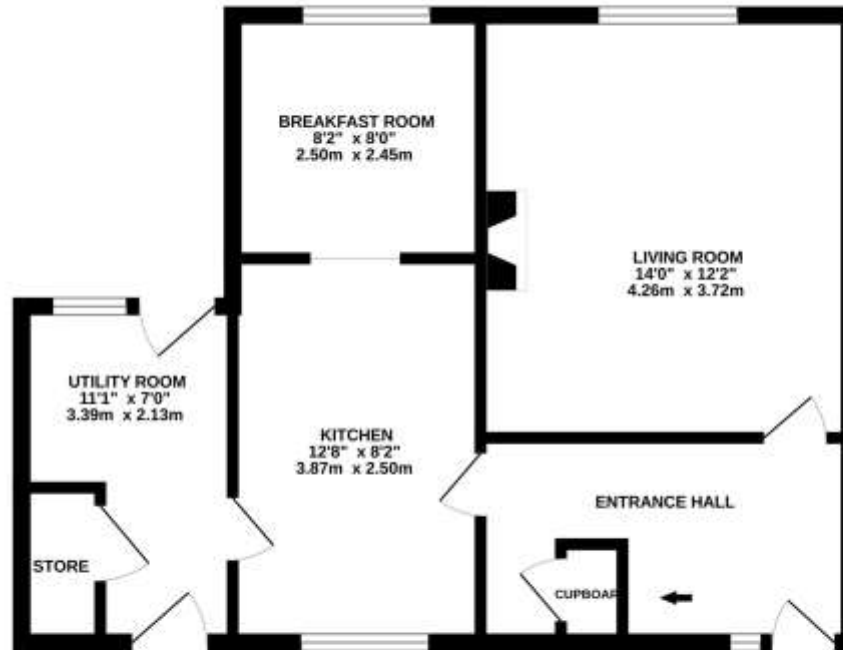
### Anti Money Laundering & Proceeds of Crime Acts:

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.

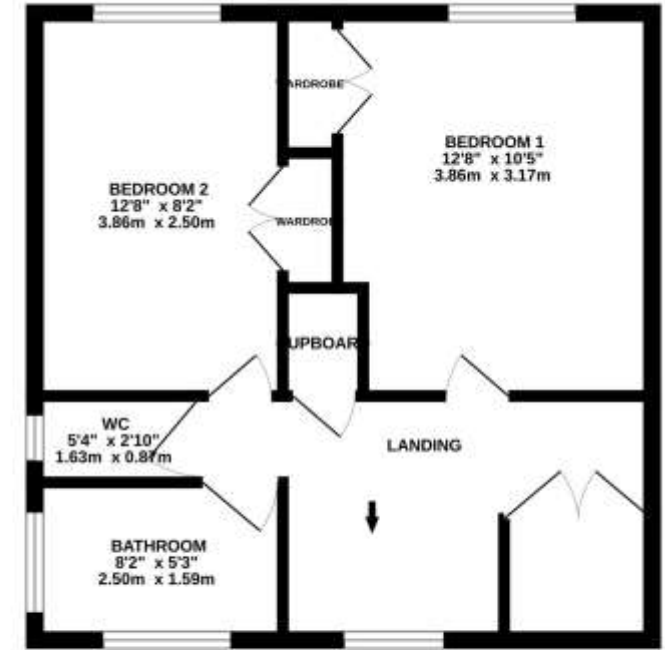
### .Important

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**  
496 sq.ft. (46.1 sq.m.) approx.



**1ST FLOOR**  
423 sq.ft. (39.3 sq.m.) approx.



**TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.**

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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