



**nick tart**

[www.nicktart.com](http://www.nicktart.com)

9 Hospital Street, Bridgnorth



Coming warmly recommended is this modern mid-terrace home standing on an elevated plot on Hospital Street, with some great views towards High Town in the distance.

Presented impeccably by its current owner who has made some great improvements the property is perfect for those with a family and benefits from spacious accommodation as well as having some great parking options.

On offer is an entrance hall, sitting room with views to the front, an extended breakfast kitchen with fitted appliances and finally a full width sun room to the ground floor.

To the first floor are two double bedrooms, single bedroom and a larger than average bathroom with both a bath and a separate standalone shower.

Situated in a most convenient location yet being set back from the road there is designated parking to the front, some lovely gardens to the rear and further parking can be found off Bernards Hill (detached garage and two driveway parking spaces).

#### Services

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

#### Post Code

The post code for the property is W15 5EU

OFFERS OVER £264,000



### 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.

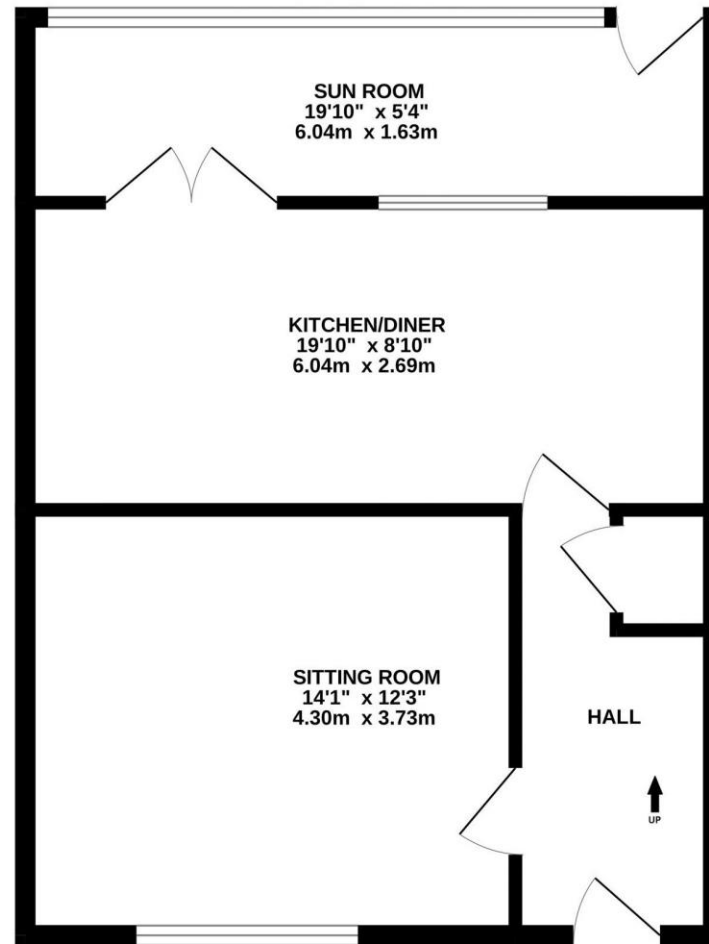
### Anti Money Laundering & Proceeds of Crime Acts:

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.

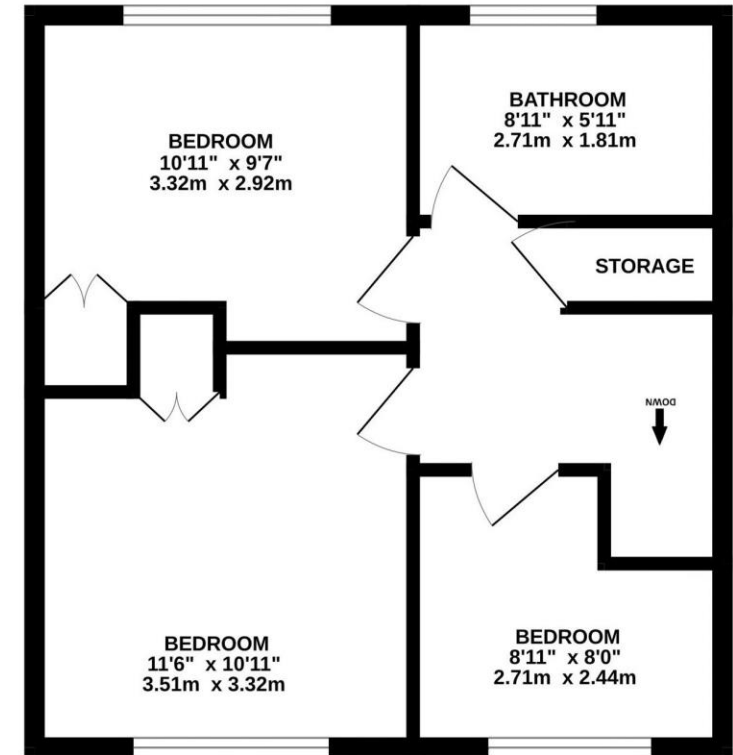
**GROUND FLOOR**  
523 sq.ft. (48.6 sq.m.) approx.



**TOTAL FLOOR AREA : 941 sq.ft. (87.4 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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**1ST FLOOR**  
418 sq.ft. (38.8 sq.m.) approx.



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9 Whitburn Street, Bridgnorth, WV16 4QN  
T: 01746 711442 E: bridgnorth@nicktart.com

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