



nick tart

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17 Elmhurst, Bridgnorth



A most stylish semi-detached family home in this small cul-de-sac of similar properties.

Having re-configured accommodation the property is a real credit to its current owners who have maintained and improved it throughout to a high standard.

Comprising in brief of an entrance hallway, spacious sitting/dining room with French doors to the rear garden and an inset wood burning stove, finally a well appointed kitchen can be found to the ground floor.

Three bedrooms are on offer to the first floor as well as a family bathroom with slipper bath complete with shower above.

With some superb views to the rear over High Town and beyond there is also driveway parking, low maintenance rear garden and a detached garage.

Competitively priced and one that shouldn't be overlooked.

Services

All mains services, gas fired central heating.

Council Tax Band C.

Energy Performance Rating C.

The tenure is Freehold.

Directions

From the roundabout at the Bandon Arms Public House, proceed up The Hermitage and turn right into Lodge Lane. As Lodge Lane bears to the right, turn left into Birchlands. Take the first left into Elmhurst and left again. The property is then on the left hand side. The post code for the property is WW15 5DJ

GUIDE PRICE £259,995



Property Information

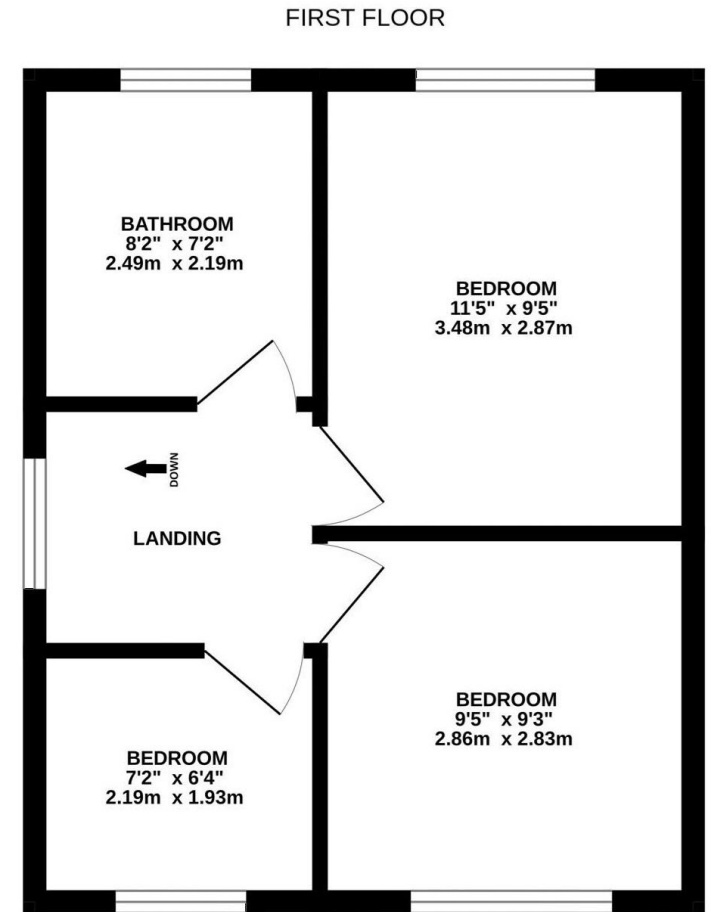
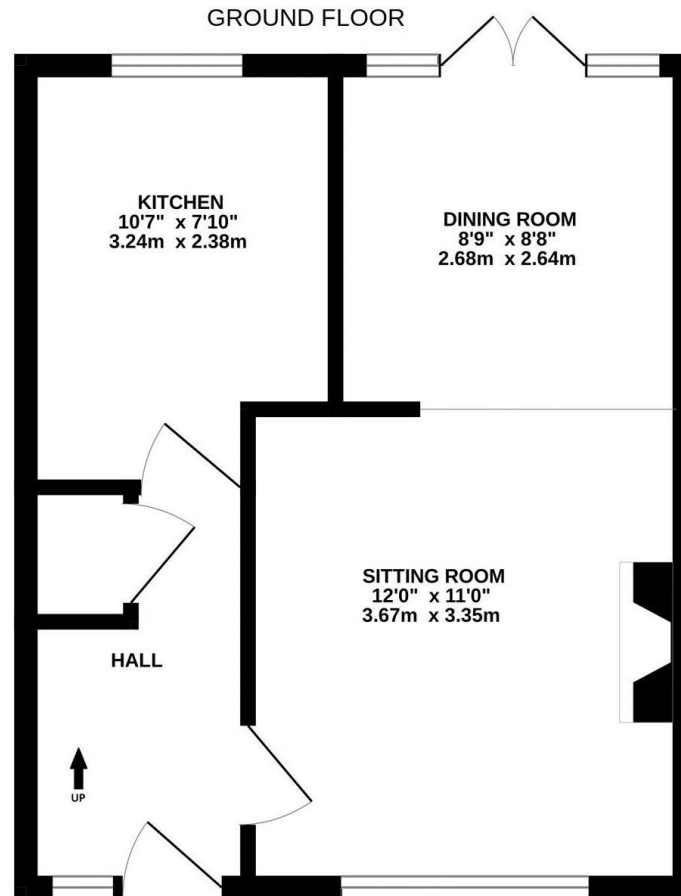
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

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.



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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