



**nick tart**

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Mount Pleasant, Bynd Lane, Billingsley



A beautifully presented semi-detached period property only a short drive from Bridgnorth, occupying a plot of approximately 1/4 of an acre.

Having been improved and extended by its current owners this family home really has the 'wow' factor and enjoys a tranquil setting with an impressive rear garden backing onto open fields.

Retaining much period charm, Mount Pleasant comprises in brief of a reception hall with the original tiled flooring, a 30ft sitting/dining room, stylish contemporary kitchen to the rear with fitted appliances and doors exiting to the rear garden, whilst also to the ground floor is a utility room.

To the first floor there are two impressive double bedrooms, a smaller double bedroom and a lovely family bathroom, finally to the second floor the master bedroom can be found with built in storage and an accompanying shower room/cloaks.

The property is approached over an extensive driveway which offers parking for numerous vehicles, an attached garage can be found to the side, whilst to the rear there is a sun terrace, large lawn and further garden area beyond, having a wonderful rural backdrop.

Some great views can be enjoyed to both the front and rear.

All in all, a really stunning home which has to be seen to be appreciated.

#### Services

All mains services, oil fired central heating. Council tax band C. Energy performance rating E. Freehold.

#### Directions

From Bridgnorth take the B4363 signposted Cleobury Mortimer. Pass through Glazeley, Deauxhill and then in Billingsley turn left immediately after the derelict The Cape of Good Hope public house into Bynd Lane. The property is then a short distance on the left hand side.

#### Post Code

The post code for the property is WV16 6PQ.

GUIDE PRICE £500,000



### Property Information

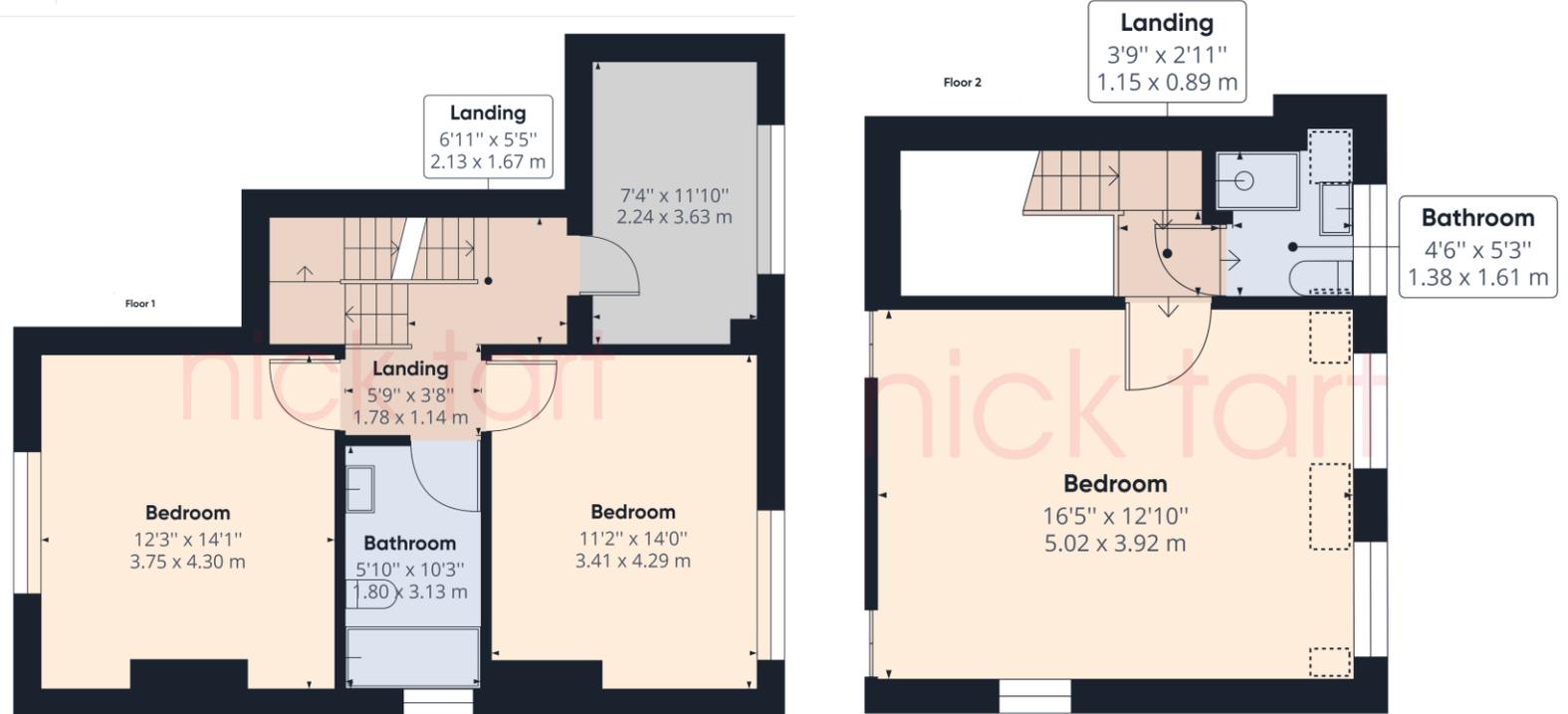
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

### 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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