



nick tart

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7 Elmhurst, Bridgnorth



A great opportunity to own a semi-detached bungalow in Low Town which would benefit from general cosmetic modernisation but has so much potential.

Being offered with no upward chain there is a modern central heating system, UPVC double glazing and it has been rewired in the past, therefore this is a straightforward project for anyone wishing to 'put their own stamp' on a property.

Conveniently situated close to a convenience store, Primary school and being on a good bus route are just some of the merits on offer.

The accommodation briefly comprises of an enclosed entrance porch opening to the entrance hall, kitchen to the front, wet room and spacious sitting/dining room, several stairs rise and give access to the two bedrooms.

Occupying an elevated corner plot there are some great views to the front as well as a good size garden, detached garage and driveway.

Early viewing is much advised.

#### Services

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

#### Directions

From the roundabout at The Bandon Arms Public House, proceed up The Hermitage turning right into Lodge Lane. Follow Lodge Lane and as it bears to the right, the bungalow is the last one on the left hand side on the turning into Birchlands. The post code for the property is WV15 5DJ

AUCTION GUIDE PRICE - £165,000.





**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.

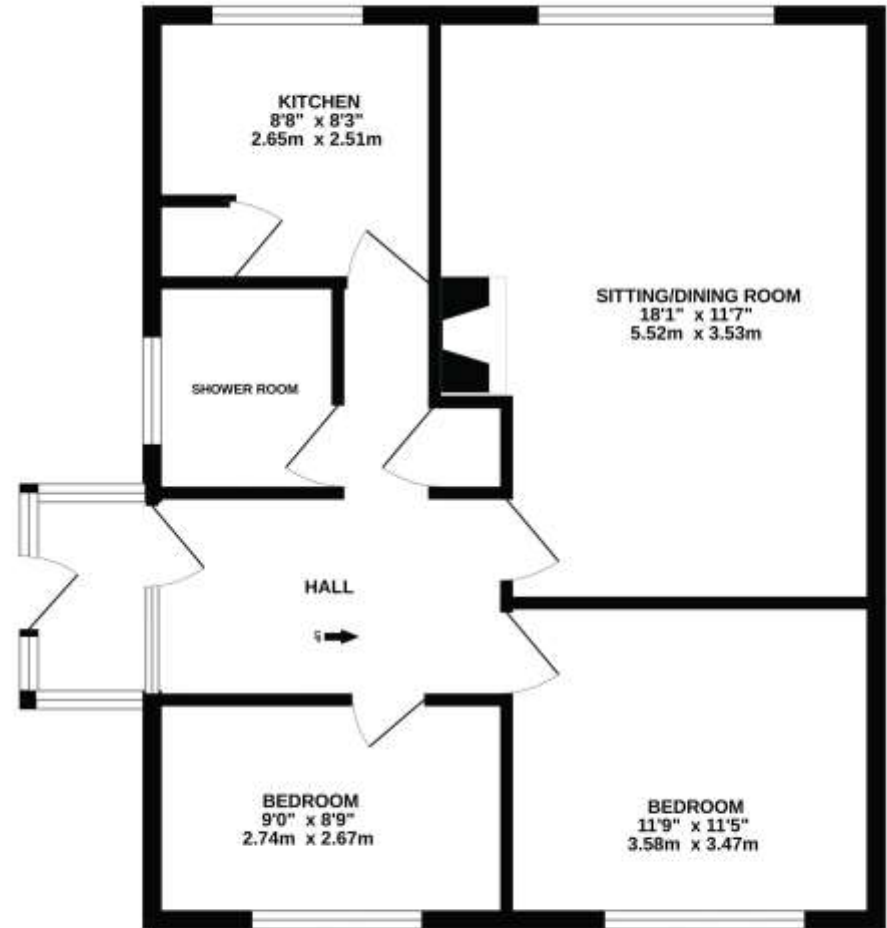
**Anti Money Laundering & Proceeds of Crime Acts:**

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**  
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given in this regard. Made with Metaphor (2022)

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