



nick tart

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12 Arden Way, Alveley



A well presented modern semi-detached home in this popular cul-de-sac in the village of Alveley.

Ideally situated for easy access to local Primary Schooling, amenities and a well respected doctors surgery all being on the doorstep.

Offering flexible accommodation the property benefits from an entrance hall which opens to the sitting room, stylish open plan kitchen/diner with fitted appliances and sliding patio doors to the rear garden, useful shower room and W.C as well as a further reception room/bedroom three to the ground floor.

To the first floor are two large bedrooms and the family bathroom.

Externally there is ample driveway parking for several vehicles to the front whilst the rear garden is enclosed and of low maintenance.

A great home for those requiring a versatile layout in a quiet spot.

Services

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

Directions

From Bridgnorth take the A442 for Kidderminster. As you enter Alveley turn right into Daddlebrook Road just past The Squirrel Public House. Proceed to the top of Daddlebrook Road and turn left, then left again into Chapel Lane. Take the first left into Arden Close, the property is then on your right hand side, up the slip road just past the bend. The post code for the property is WV15 6NR

GUIDE PRICE £214,995



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.

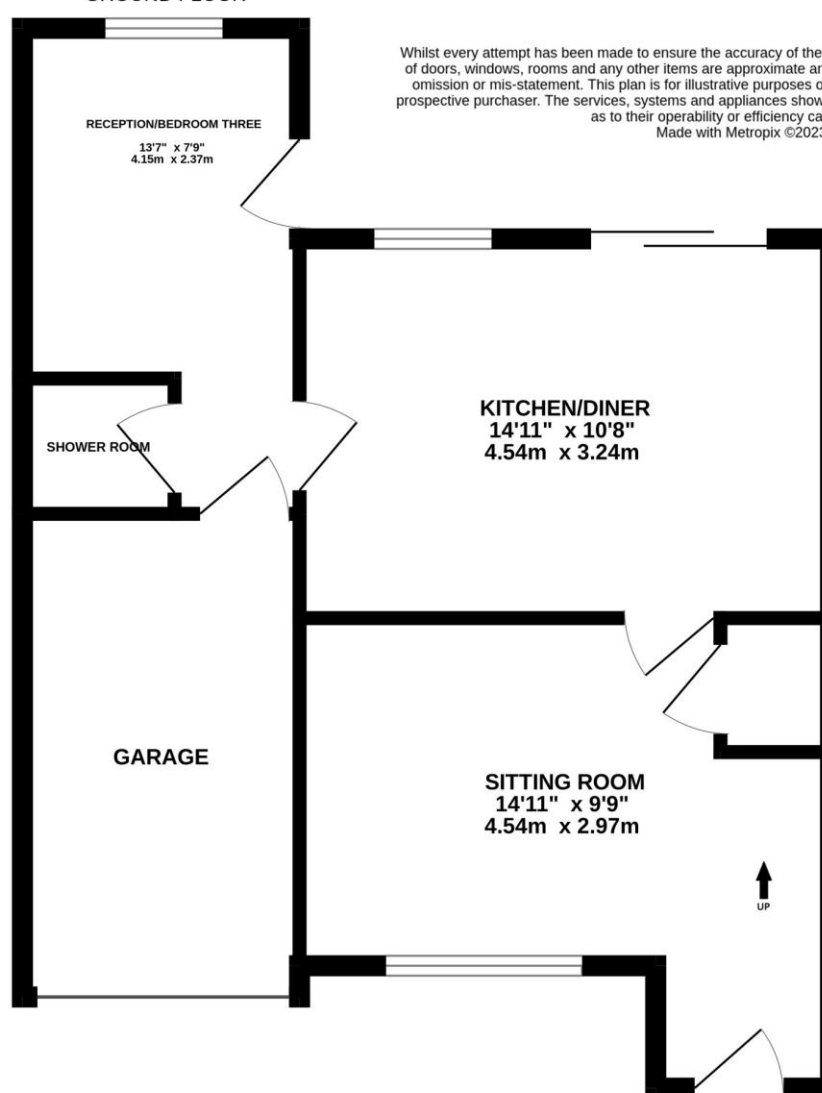
Anti Money Laundering & Proceeds of Crime Acts:

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

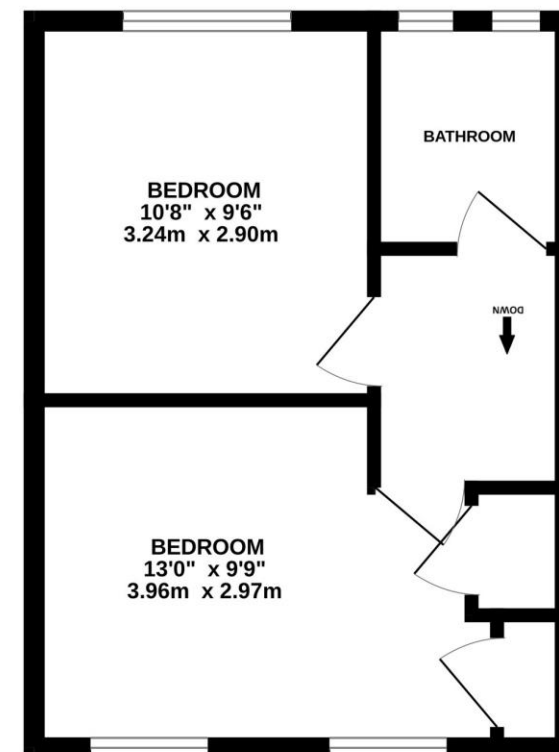
We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets 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.

GROUND FLOOR



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



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