



**nick tart**

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

30 Roundthorn Close, Bridgnorth



Immaculately presented detached family home on the fringe of this modern development. Having an unusual but flexible, and larger than average layout the property comes highly recommended for those wanting that extra bit of living space.

Comprising in brief of an entrance hall which leads to the guest W.C, a twin aspect sitting room with French doors opening to the rear garden, a well appointed breakfast kitchen with plenty of storage options, space for a breakfast table and again with French doors to the garden, dining room/snug/bedroom four and useful understairs storage to the ground floor.

Three large bedrooms can be found to the first floor with a light and airy landing area with the main family bathroom and en-suite shower room to the master bedroom on the first floor.

UPVC double glazing and warmed via gas fired central heating.

Occupying a choice position, not being overlooked to the front and having much privacy to the rear, the property has a wide frontage whilst the rear garden is mainly laid to lawn with a part courtyard walled boundary and being fully enclosed. Driveway parking as well as a single garage with storage above and service door opening to the garden.

Great location and conveniently situated for easy access to the many amenities that Bridgnorth has to offer.

#### Services

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

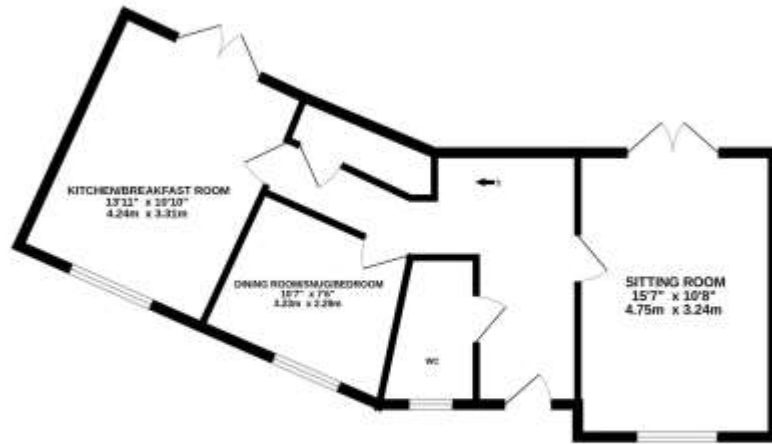
#### Directions

From Bridgnorth follow Salop Street into Westgate and keep right onto the Wenlock Road. Continue over the mini-roundabout then at the next roundabout turn left onto the Wenlock Rise Estate. At the junction turn right into Roundthorn Close. The property is the then immediately after the first access road on the right. The post code for the property is WV16 5AW.

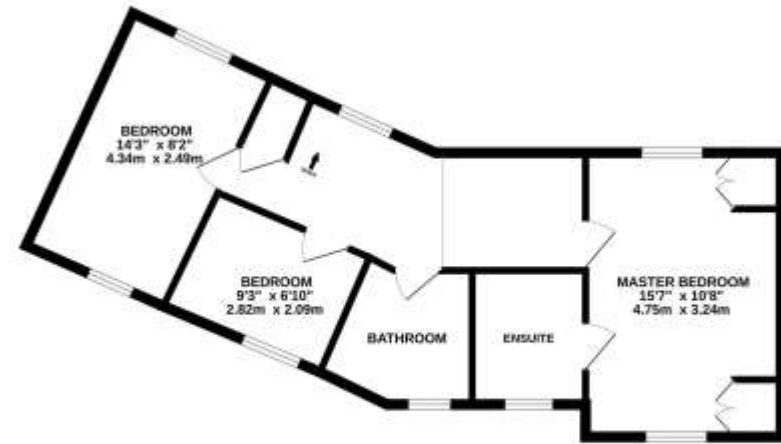
GUIDE PRICE £350,000



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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#### 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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