



nick tart

www.nicktart.com

21 Yew Tree Grove, Highley



A vastly improved detached family home in one of the most popular locations in the village of Highley. Available with no upward chain and presented beautifully by its current owner the property is ideal for those with a family and wanting a home that they can be truly proud of owning.

Comprising in brief of an entrance hall, sitting room with feature fireplace incorporating a multi fuel burning stove, stylish open plan kitchen which leads to a large orangery - complete with folding doors to the rear garden, finally a separate utility and storage room can be found to the ground floor.

Two spacious double bedrooms and a single bedroom can be found to the first floor with a contemporary shower room.

Having ample driveway parking, the remainder of the garage offers external storage and an enclosed rear garden.

Tastefully decorated and improved throughout, viewing is essential.

Directions

From Bridgnorth take the B4555 for Highley. Immediately as you enter the village turn left into Hazelwells Road. Follow the road round to the left, keeping left, and then turn left into Yew Tree Grove. Follow the road for approximately 250m, the house is then on the right hand side.

Post Code

The post code for the property is WV16 6DG.

Services Mains water, electricity and drainage, oil fired central heating. Council tax band for the property is Band C. The energy performance rating for the property is D.

GUIDE PRICE £285,000





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.

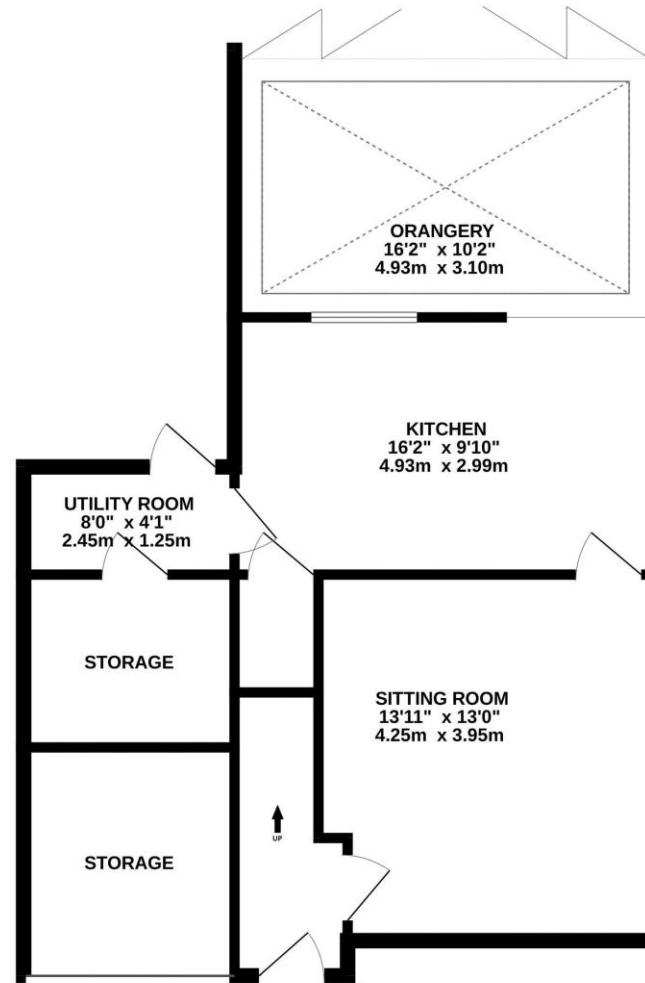
Anti Money Laundering & Proceeds of Crime Acts:

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.

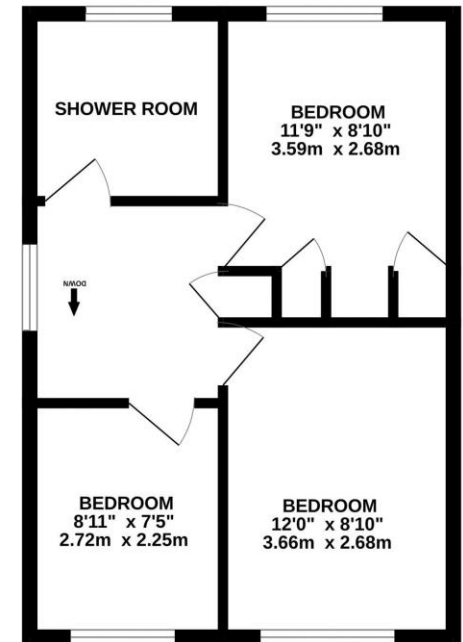
.Important

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
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.8 sq.m.) approx.

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.
Made with Metropix ©2023

nick tart

9 Whitburn Street, Bridgnorth, WV16 4QN

T: 01746 711442 E: bridgnorth@nicktart.com

Follow us on
Facebook

Nick Tart Estate Agents - Bridgnorth

BRIDGNORTH MUCH WENLOCK TELFORD IRONBRIDGE TETTENHALL NEWPORT

