



**nick tart**

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30 St James Drive, Bridgnorth



A superb home for the growing family or those requiring flexible accommodation this stylishly presented and much improved semi-detached in Low Town comes highly recommended.

Standing on an elevated plot the property boasts some fine views to the front towards High Town and briefly comprises of an entrance hall, a 22ft sitting/dining room with attractive fireplace and French doors opening to a conservatory to the rear, well appointed kitchen, utility, guest W.C and ground floor double bedroom.

To the first floor two further double bedrooms can be found (with built in wardrobes), a single bedroom and a modern shower room.

Driveway parking is on offer to the front which also has storage underneath the property being part of the former garage, wonderful well stocked gardens to the rear which has a lower level patio as well as some fantastic views from the top.

#### Services

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

#### Directions

Take the A442 proceeding north from the Bridgnorth bypass, St James Drive is the first turning on your right, the property is then on your right-hand side. The post code for the property is WV15 6BN.

GUIDE PRICE £325,000



### Property Information

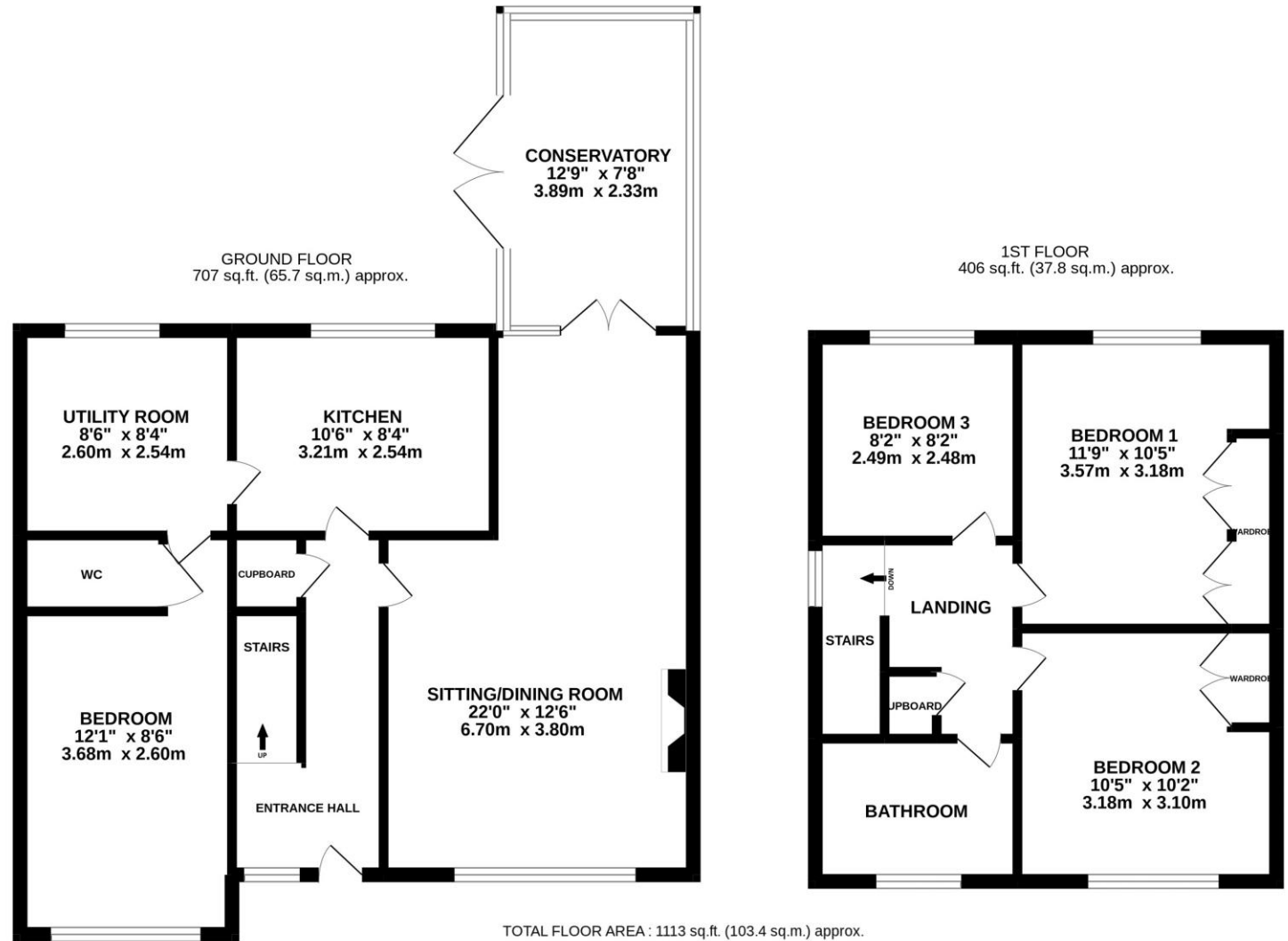
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

### 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.



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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