



nick tart

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3 Westgate Villas, Salop Street, Bridgnorth



Situated in a most convenient location for Bridgnorth's many amenities is this late Victorian semi-detached home with accommodation over three floors.

Retaining much character and charm with some superb room sizes as well as boasting a fabulous rear garden this really must be seen.

Comprising in brief of an entrance hall, cellar (with heating), bay fronted sitting room to the front, dining room, contemporary breakfast kitchen, rear lobby, utility and guest W.C to the ground floor.

The first and second floors incorporate four double bedrooms, an impressive family bathroom, family shower room and an additional W.C.

Gas fired central heating plus the added bonus of underfloor heating to the kitchen and bathroom.

Driveway parking is on offer to the front whilst the rear garden is most impressive and affords much privacy, is mainly laid to lawn and fully enclosed.

Early viewing is essential.

Services
All mains services, gas fired central heating.

Council tax band E.

Energy performance rating TBC.

OFFERS OVER £500,000



Property Information

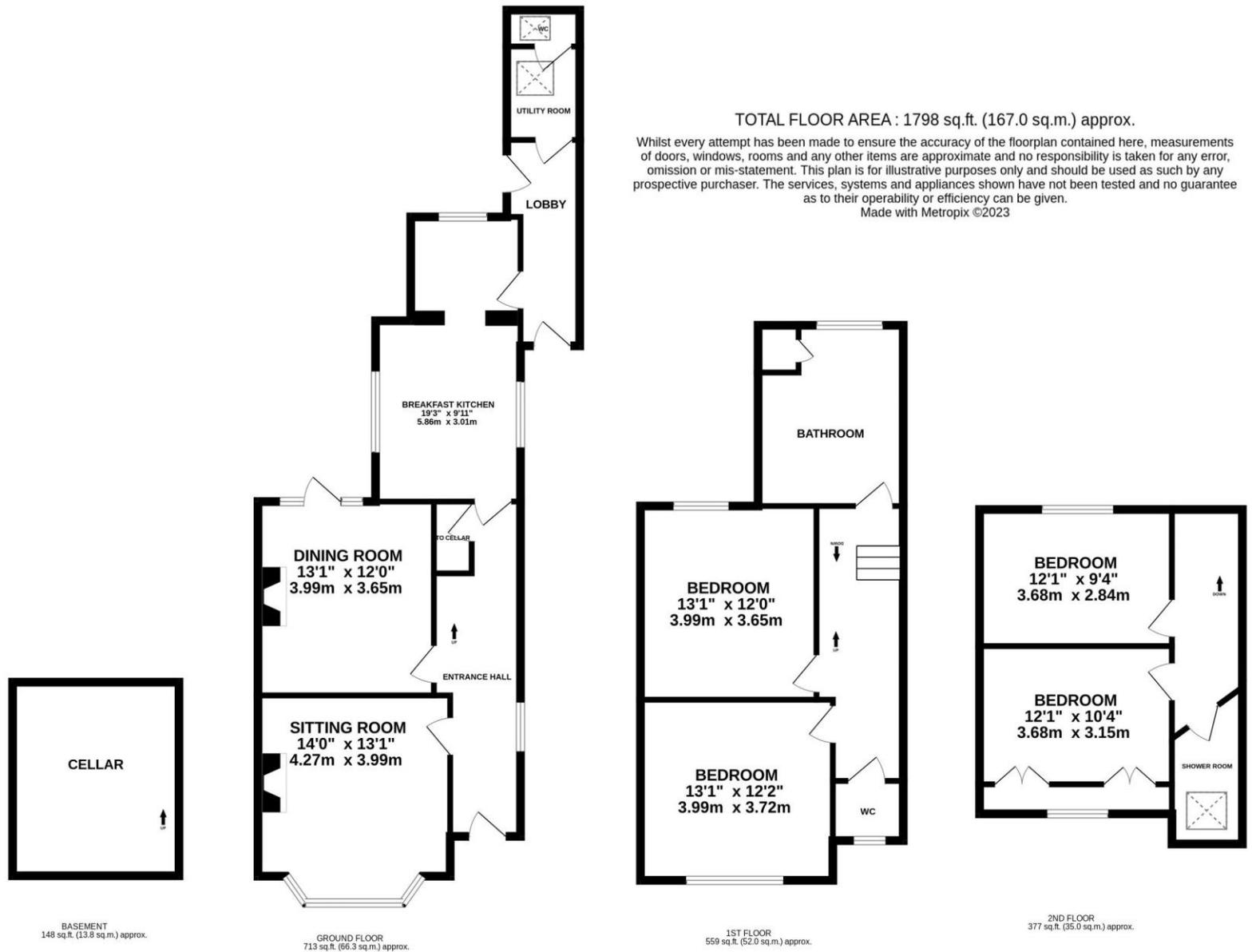
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

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.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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.
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