



nick tart

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31 Peacock Hill, Alveley



Conveniently situated for local amenities including a highly respected Doctors surgery, convenience store, vets and Primary schooling is this well presented and spacious mid terraced home.

Occupying an elevated position the property has generous room sizes and is ideal for those with a family who wish to live in this popular village.

Comprising in brief of a large open plan sitting/dining room with an attractive fireplace incorporating a wood burning stove, modern kitchen to the rear with fitted wall and base units, lobby to the front and a guest W.C to the ground floor. The first floor features a galleried landing giving access to three double bedrooms (two with built in storage) and a family bathroom.

A low maintenance rear garden is entered via the kitchen and consists of a large patio, astro turf area, seating area, log store and enclosed by fenced boundaries.

Great views to the front over Alveley.

Services

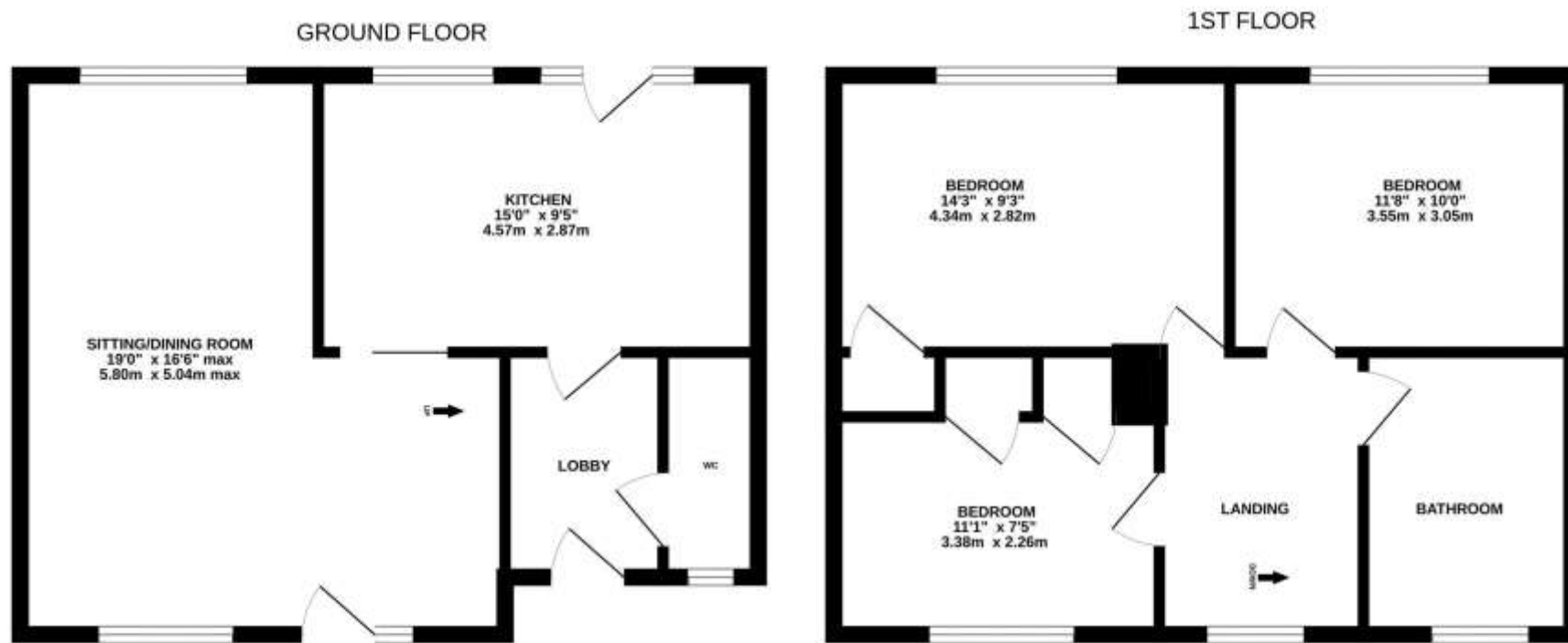
All mains services, gas fired central heating. Council tax band A. Energy performance rating D.

Directions

From Bridgnorth take the A442 towards Kidderminster. As you enter Alveley turn right into Daddlebrook Road just after The Squirrel Public House. Proceed along Daddlebrook Road passing the playing fields on your left and take the 2nd right into Peacock Hill. Follow the road and turn left and then left again. The property is then on your left hand side. The post code for the property is WV15 6JX.

GUIDE PRICE £225,000





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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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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