



nick tart

www.nicktart.com

17 Springfield, Bridgnorth



Stylishly presented and having larger than average first floor accommodation is this semi-detached property, in a small cul-de-sac situated off the ever popular Wellmeadow estate in Bridgnorth.

Handily placed for easy access to the many amenities on offer in Low Town, and High Town being not too far distant.

Very well presented by its current owners the property suits the needs of the growing family ideally and is generously proportioned throughout.

Comprising in brief of an entrance hall, guest W.C, sitting room, full width breakfast kitchen with a wealth of storage, extended utility room and conservatory to the ground floor. Three much larger than average bedrooms are located to the first floor as well as a contemporary bathroom.

Having the benefit of a double width drive to the front, single garage - with electric roller door - and a pleasant and private rear garden.

Lovely family home.

Services

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

Directions

From the bottom of the Bridgnorth Bypass turn left and then left again into Wellmeadow. Take the 1st right and then right again into Springfield. The property is then on the left.

GUIDE PRICE £295,000



Property Information

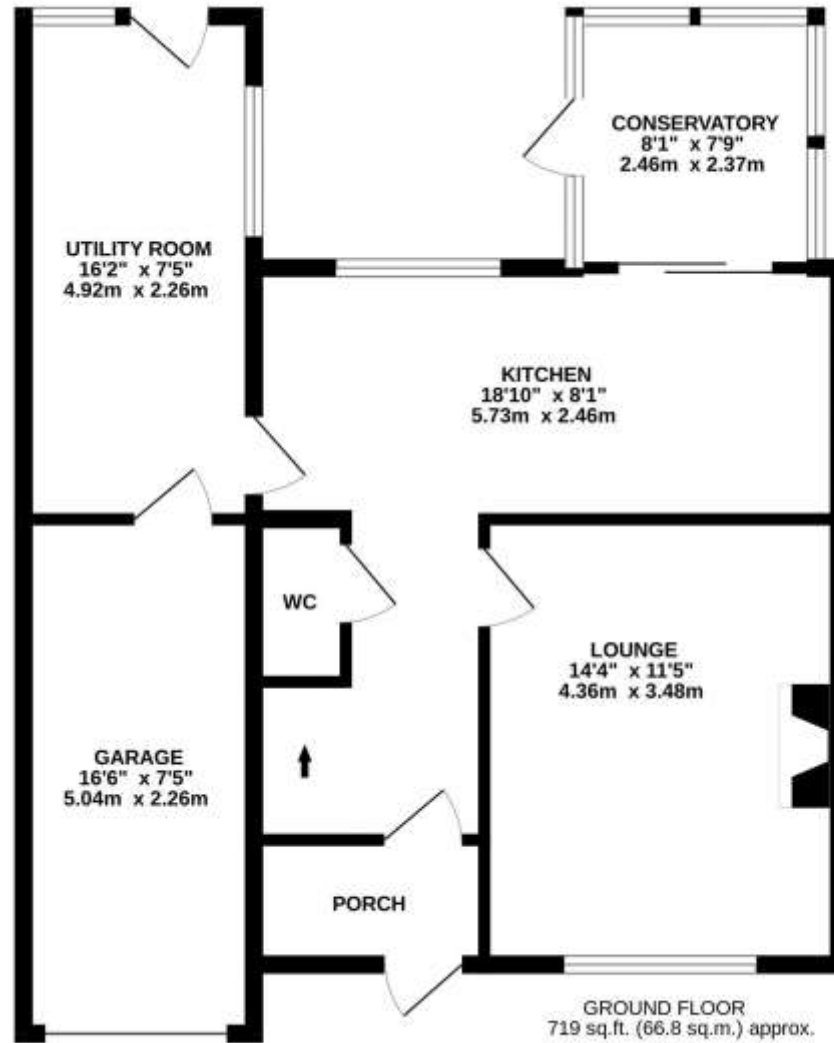
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

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

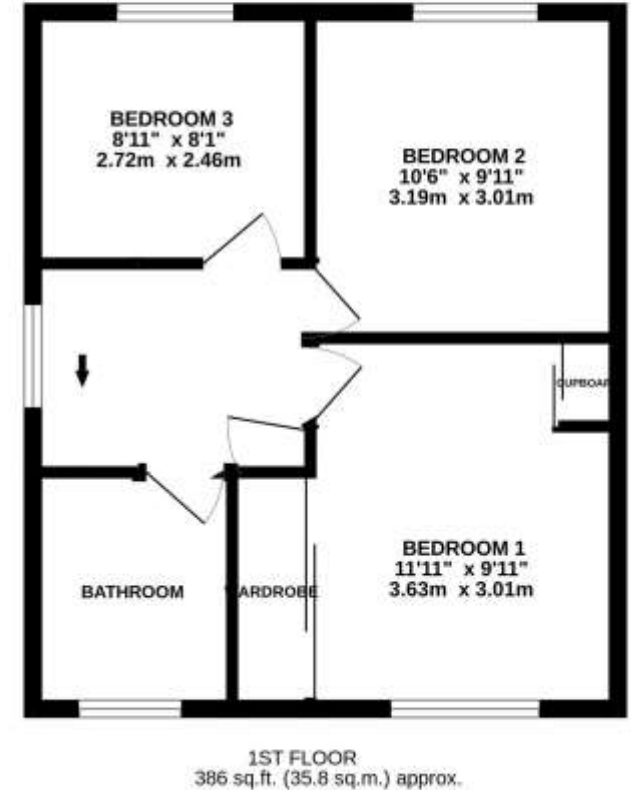
We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets 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 : 1105 sq.ft. (102.7 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

