



nick tart

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19 Lincoln Fields, Billingsley



Billingsley is situated to the south of Bridgnorth, approximately mid-way between the town and Cleobury Mortimer. The hamlet is surrounded by lovely unspoilt countryside and there is easy road access both into Bridgnorth or Cleobury Mortimer.

Requiring a degree of modernisation yet offering a wealth of potential this spacious detached home comes warmly recommended.

Standing in a small cul-de-sac the property benefits from having an entrance hall, guest W.C, sitting room, an extended dining room and breakfast kitchen to the ground floor. The first floor comprises three large bedrooms, a useful storage room and family shower room. UPVC double glazing and warmed via oil fired central heating. Driveway parking to the front, carport and a single garage whilst the rear garden has an abundance of plants and shrubs with much privacy.

A lovely home for the growing family.

Directions

From Bridgnorth take the B4363 signposted Cleobury Mortimer. Continue for approximately 6 miles, you will enter Billingsley. Lincoln Fields is then on your left hand side, the post code for the property is WV16 6PB.

Services

All mains services, oil fired central heating. Council tax band D. Energy performance rating E.

GUIDE PRICE £295,000

Property Information

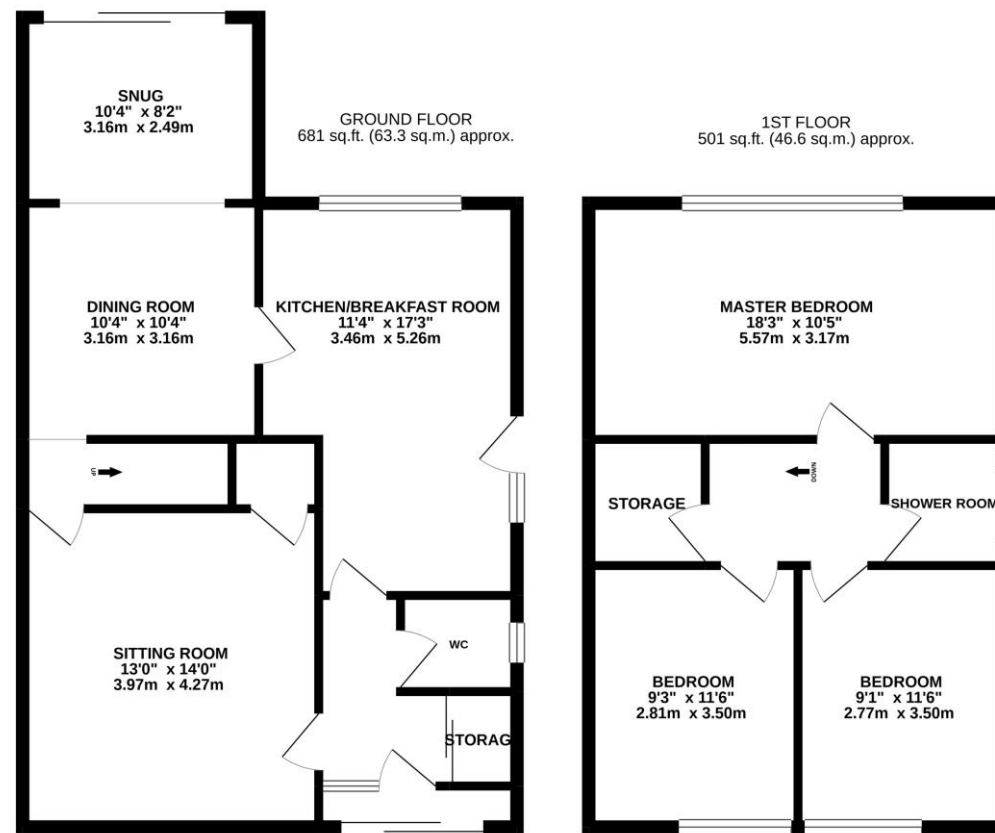
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

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: 1182 sq.ft. (109.9 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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