

# 9 Bridgnorth Rd, Much Wenlock TF13 6HL



£ 2 3 5, 0 0 0 region

This well presented two bedroom family home boasts delightful gardens front and back. The accommodation includes a spacious lounge, kitchen/breakfast room, two bedrooms and a family bathroom. The generous gardens are nicely maintained and provide different seating areas, lawns, and well stocked borders, as well as useful garden storage sheds. There is on street parking to the front of the property and local schooling and Much Wenlock's shops and amenities are within easy reach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







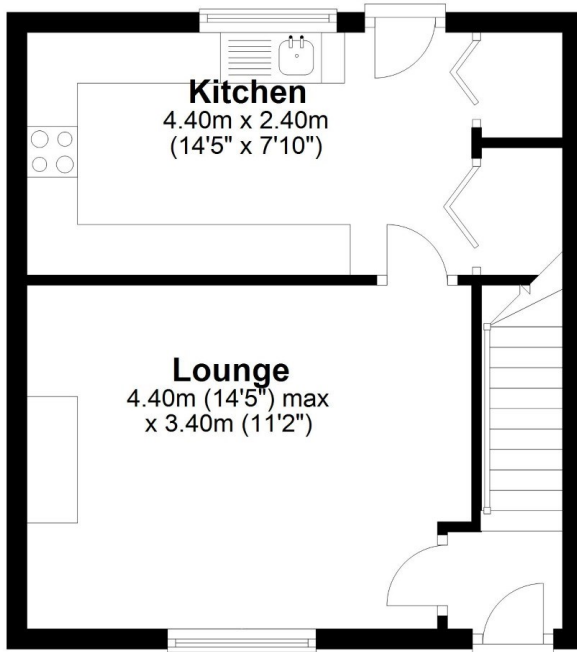






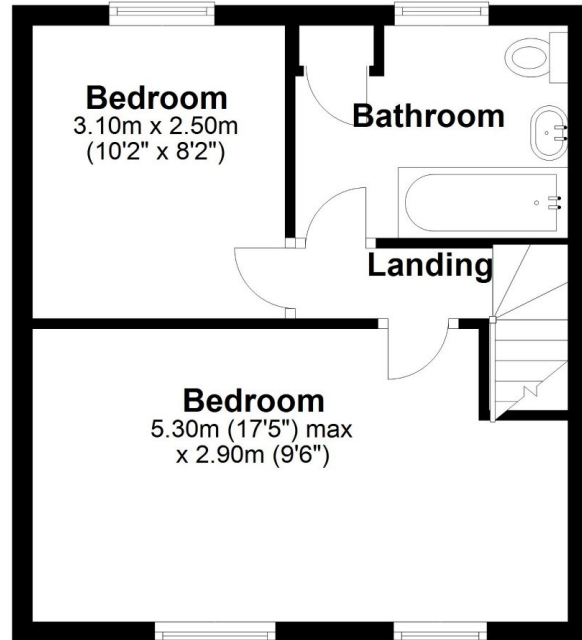
## Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



Total area: approx. 63.0 sq. metres (678.6 sq. feet)

**9 Bridgnorth Road**

**Tenure** Freehold      **Council tax** Band B

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 18th June 2024