



4 Tining Close, Bridgnorth, WV16 5PE Offers in the region of £280,000

Situated within a small cul-de-sac just off Harley Way, this immaculately presented and significantly improved semi-detached home is a true credit to its current owner, who has enhanced the property to an exceptional standard with no expense spared.

The well-appointed accommodation comprises an inviting entrance hall, a spacious sitting room with attractive feature fireplace, and a high-specification fitted kitchen complete with integrated appliances. To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

Further benefits include replacement UPVC double glazing, gas-fired central heating with a Hive smart heating system, a driveway providing off-road parking, a detached garage, and a pleasant, predominantly lawned rear garden.

Finished to an outstanding standard throughout, this superb home is ready to move straight into and is sure to appeal to a wide range of buyers.

- Well Presented Semi-Deatched Home In A Small Cul-De-Sac
- Great For First Time Buyers Or The Growing Family Alike
- Entrance Hall
- Spacious Sitting Room With Living Flame Gas Fire
- Stylish Kitchen/Diner Having Inegrated Appliances & French Doors To The Rear Garden
- Three Bedrooms
- Contemporary Bathroom
- UPVC Double Glazing (Replacement), Gas Fired Central Heating (Hive System)
- Detached Garage, Driveway & Pleasant Rear Garden
- Improved Throughout With No Expense Spared



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	