



nick tart

1 Paddock Cottages

OIRO £250,000

Chelmarsh WV16 6BB

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An attractive cottage style semi-detached property built in the 1990's with no upward chain. Situated in this delightful village location being not far from Bridgnorth and its many amenities, whilst Highley is a short drive away too. Briefly comprising - entrance porch, sitting room with an attractive exposed brick fireplace, dining room, kitchen and conservatory to the ground floor. First floor features three bedrooms (master with built in wardrobe) and the family bathroom. Double glazing and warmed via LPG central heating. A pleasant South facing rear garden, front garden, garage and driveway are also on offer.

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £40 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal for its role in the provision of these checks."

Council Tax Band : C

EPC Rating : E

Tenure : Freehold

Warmed via LPG central heating.



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.

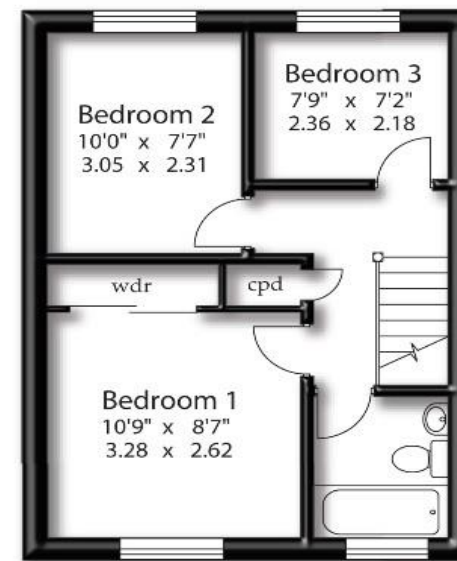
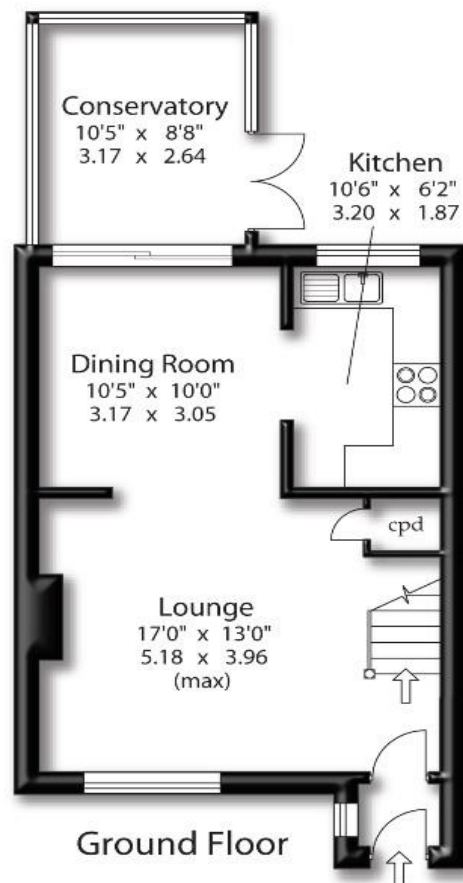
Anti Money Laundering & Proceeds of Crime Acts:

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.

Approx Gross Floor Area = 928.9 Sq. Feet
= 86.1 Sq. Metres



For illustrative purposes only. Not to scale.
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