



nick tart

[www.nicktart.com](http://www.nicktart.com)

3 Wolverhampton Road, Bridgnorth







A beautifully presented and sympathetically improved early 18th Century semi-detached cottage situated in this convenient location in Low-Town.

Offering spacious accommodation throughout and a delightful rear garden this lovely family home would suit a variety of lifestyles and therefore early viewing is very much recommended.

Retaining many period features yet having been modernised the property comprises of an entrance porch, spacious sitting room with exposed brick fireplace and beams, separate dining room with French doors exiting to the side garden, breakfast kitchen, utility room and ground floor shower/w.c. A dry cellar being ideal for storage is accessed via the sitting room. The first floor offers three good size bedrooms with the addition of a cloak room. A beautiful, established rear garden can be found which also includes a summerhouse, potting shed and a generous side garden.

All in all, a charming cottage with much history and one not to be overlooked.

#### Services

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

GUIDE PRICE £250,000.

#### 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:

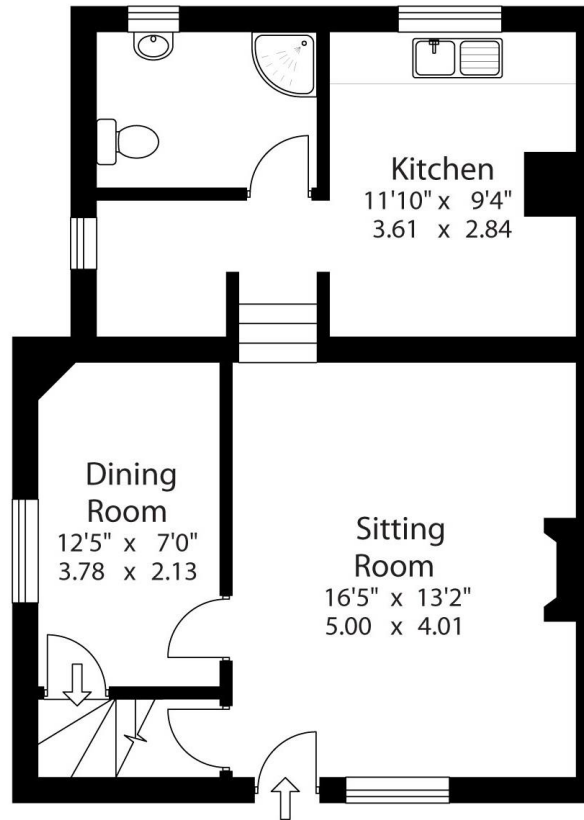
To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, 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

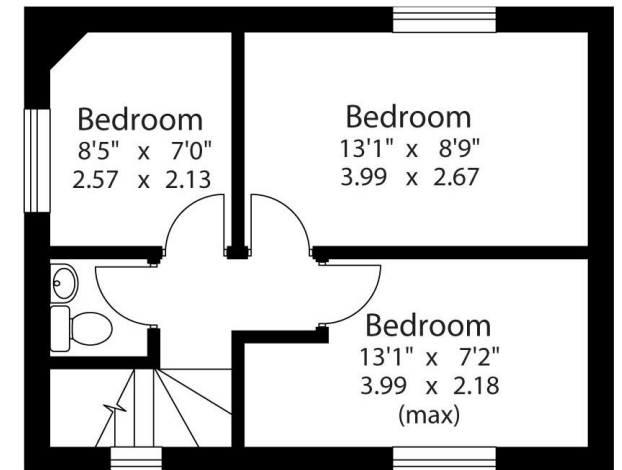
We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets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







Ground Floor



First Floor

For illustrative purposes only.  
Not to Scale.

**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

