



nick tart

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Happyland, Main Road, Highley



Early viewing is much advised on this individual detached family home in the popular village of Highley.

Being suitable for a wide variety of lifestyles and ages, Happyland has spacious and flexible accommodation over two floors, plenty of parking and wonderful gardens whilst being in a most convenient location.

Comprising in brief of a sitting room, breakfast kitchen, inner hall, two double bedrooms and a shower room to the ground floor. A large landing area is present to the first floor which gives access to two further double bedrooms (the master bedroom measuring an impressive 16ft and having an en-suite shower room). Accessed from the first floor bedrooms are two very large loft voids which provide good storage options.

Externally there is extensive parking options by way of a generous driveway as well as the integral double garage, delightful gardens are found to the side/rear with much privacy and a large lawned area, established plants, shrubs and patio area.

Handily situated for easy access to the amenities the village has to offer as well as a Primary School a short distance away.

Services

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

Directions

From Bridgnorth take the B4555 for Highley. Continue towards the centre of the village. As you pass the right hand turn to Redstone Drive, the property can be found on the right hand side just as the road bears to the right. The post code for the property is WV16 6DA.

GUIDE PRICE - £415,000



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.

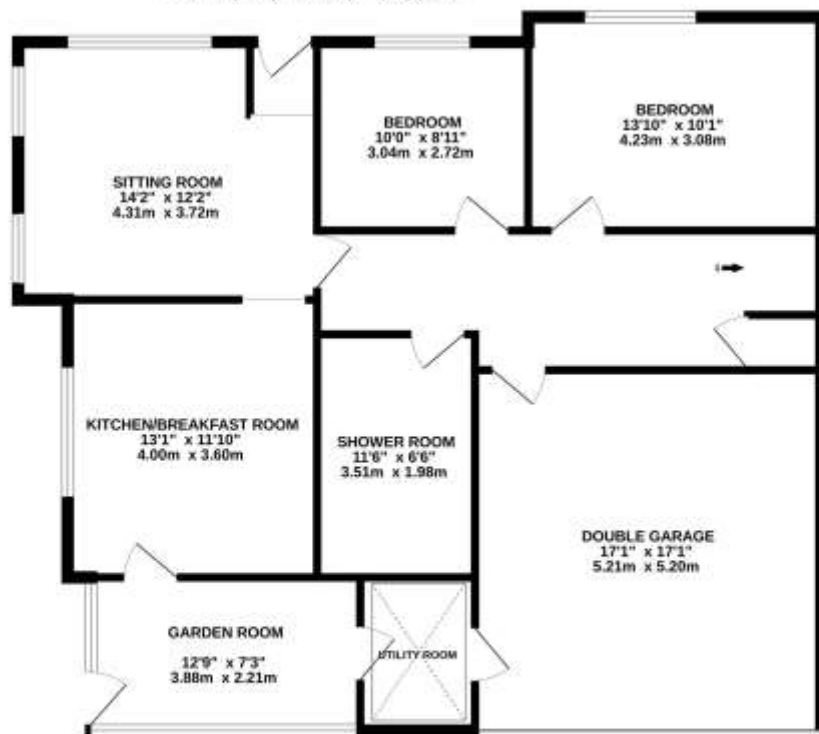
Anti Money Laundering & Proceeds of Crime Acts:

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.

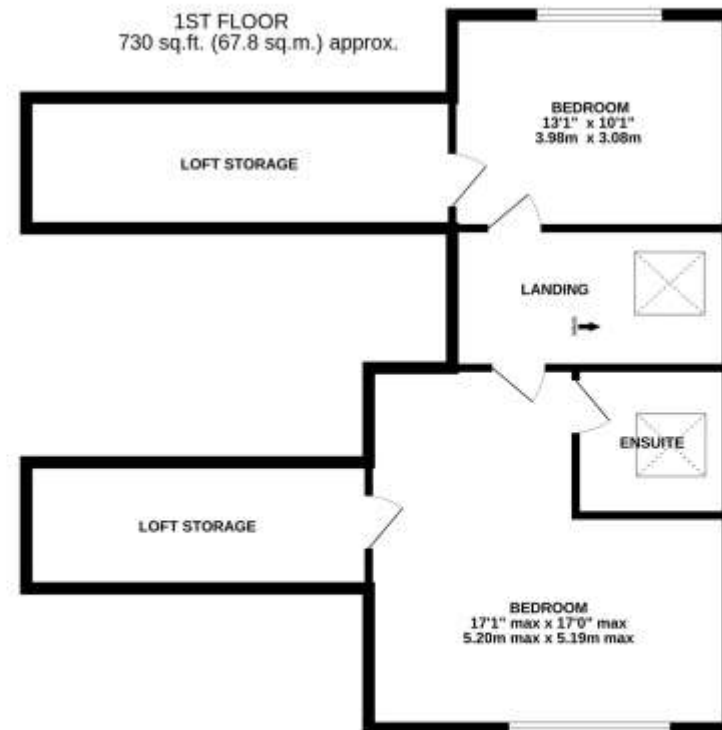
Important

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
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1928 sq.ft. (179.1 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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