



nick tart

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13 Castlefields, Bridgnorth



Viewing is essential on this detached chalet style property situated in one of the most desirable locations in Bridgnorth.

Requiring modernisation yet offering so much potential, flexible accommodation and within easy walking distance of the High Street, 13 Castlefields is perfectly situated for Castlefields and Oldbury Wells schooling.

Having the benefit of no upward chain and situated in a small cul-de-sac the property comprises of an enclosed entrance porch, sitting room with wood burning stove, dining room, large L-shaped galley style kitchen with plenty of storage, utility room, double bedroom (with sliding patio doors to the rear garden) bathroom and separate W.C to the ground floor. Two further bedrooms can be found to the first floor.

One of the many merits is the large plot the property stands on with a private fore garden, driveway to the side, detached garage and a wonderful rear garden being mainly laid to lawn with established plants, shrubs and trees - again with much privacy.

Suitable for a variety of lifestyles and ages this really must be seen.

Services

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

Directions

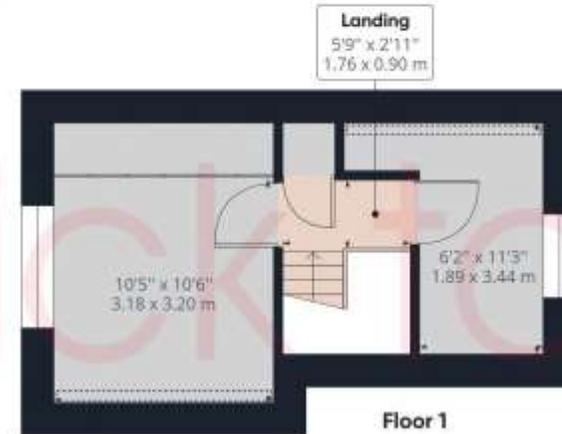
From Bridgnorth town centre follow Salop Street into Westgate. Bear left onto the Ludlow Road at the old council offices then turn left into Conduit Lane. Follow Conduit Lane to the mini roundabout and turn right. Follow the road and take the 2nd left into Castlefields. The post code for the property is WV16 5DU.

OFFERS OVER £280,000





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Approximate total area⁽¹⁾

986.17 ft²
91.62 m²

Reduced headroom

10.13 ft²
0.94 m²

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.

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