



nick tart

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38 Hillside Avenue, Bridgnorth



A great chance to purchase a split level semi-detached home in this ever popular location on the edge of Low Town.

Lending itself perfectly to the family buyer with some spacious and flexible accommodation as well as having the potential to extend in the future (STPP) the property is situated down a quiet cul-de-sac and offers the convenience of being close to the many amenities and facilities in Low Town.

Comprising in brief of an entrance hall, large L-shaped sitting/dining room, extended breakfast kitchen to the front, extensive under stairs storage area, master bedroom with sliding patio doors to the rear garden, family bathroom and two further generous bedrooms (one with a generous storage area into the eaves). UPVC double glazing and gas fired central heating.

A lengthy driveway provides good parking options to the side (leading to the garage) whilst the rear garden is much larger than average, with a lower level patio, lawned area and terrace, beyond which is a nature garden backing onto fields.

A great home with much versatility.

Services

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

Directions

From the bottom of the Bridgnorth bypass turn right on the A442 for Kidderminster. Take the next left into Hillside Avenue. At the T Junction turn right and then the property is a short distance on the left hand side. The post code for the property is WV15 6BT.

GUIDE PRICE £285,000



Property Information

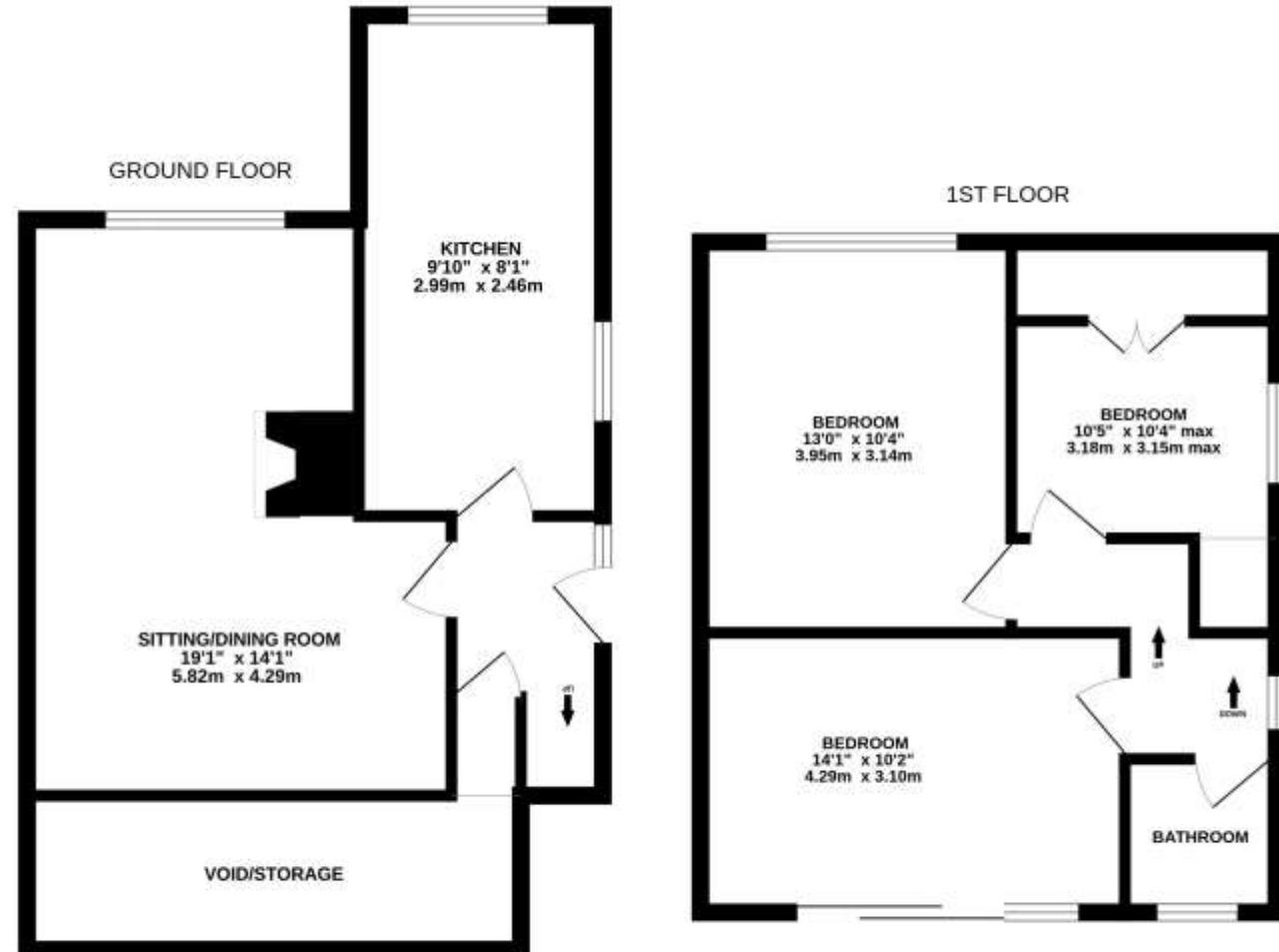
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

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.



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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