



**Doolittle & Dalley.**  
CELEBRATING 125 YEARS

52A Friars Street,  
Bridgnorth, WV16 4BJ  
Asking Price £295,000

- Charming Period Property
- Well Presented
- Double Fronted Terraced
- Two Bedrooms
- Two Reception Rooms

- Kitchen
- En-Suite Bathrooms
- Downstairs W.C.
- Gas Fired Central Heating
- No Upward Chain

EPC = D





Viewing is highly recommended for this charming, well presented, two bedroom character property. The period double fronted terraced accommodation is ideally situated in a popular location within walking distance to Bridgnorth Town Centre. Offered with no upward chain, the property comprises of: Entrance hall, lounge, dining room, kitchen and downstairs w.c. To the first floor, two double bedrooms both with en-suites. Rear courtyard garden with cave, parking space and a further gated garden area with block paving and cave. The property benefits from gas fired central heating. EPC = D

#### Entrance Hall

Entrance door. Double radiator.

#### Lounge 14'7" x 13'8" (4.44m x 4.16m)

Gas stove with brick surround. Secondary glazed sash windows to the front and rear elevations. Storage cupboard with 'Worcester Bosch' combination boiler. Exposed beams. Double radiator.

#### Dining Room

Exposed beams. Secondary glazed sash window. Double radiator.

#### Kitchen 5'10" x 17'5" (1.78m x 5.30m)

Range of wall and floor units incorporating: Stainless steel, single drainer, sink unit. Integrated dishwasher and washing machine. Range cooker. Extractor hood. Double glazed window and entrance door to rear courtyard. Double radiator.

#### Downstairs w.c. 6'9" x 3'1" (2.06m x 0.95m)

Low flush w.c. Pedestal wash basin. Extractor fan. Tiled floor. Part tiled walls. Double radiator.

#### Stairs and Landing

#### Bedroom One 10'3" x 13'7" (3.12m x 4.14m)

Feature fireplace with surround. Secondary glazed sash windows.

#### En-Suite 4'4" x 7'11" (1.31m x 2.41m)

Low flush w.c. Pedestal wash basin. Shower. Chrome heated towel rail. Part tiled walls.

#### Bedroom Two 8'11" x 14'8" (2.72m x 4.48m)

Secondary glazed sash window.

#### En-Suite 5'5" x 9'4" (1.64m x 2.84m)

Pedestal wash basin with mixer tap and shower attachment. Low flush w.c. Pedestal wash basin. Part tiled walls. Tiled floor.

#### Outside

Enclosed courtyard rear garden with cave. Parking space. Further gated garden area with block paving and cave.

#### Tenure & Possession

Freehold with vacant possession upon completion.

#### Services

Mains water, electricity, gas and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.



#### Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

#### Viewing

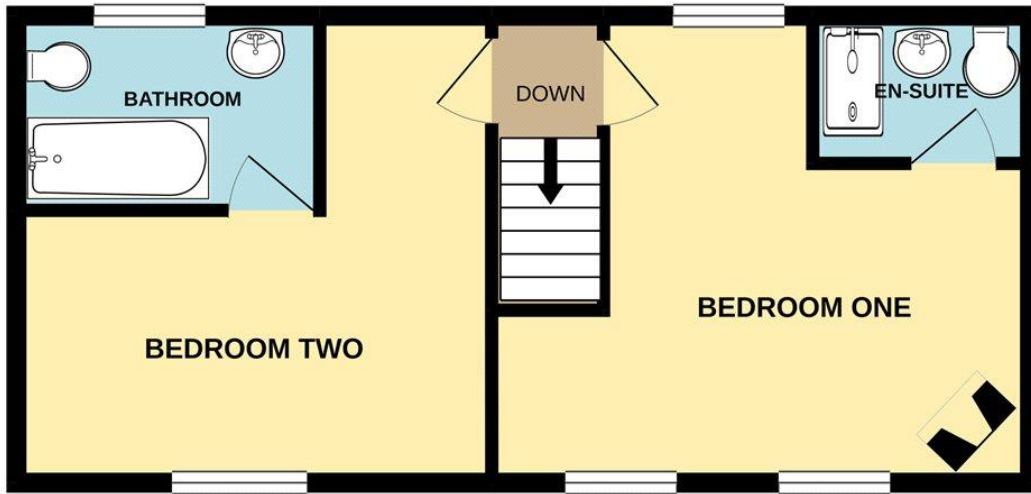
By prior appointment with Doolittle & Dalley 01746 763336.

Council Tax Band 'D' as at 15.04.2020

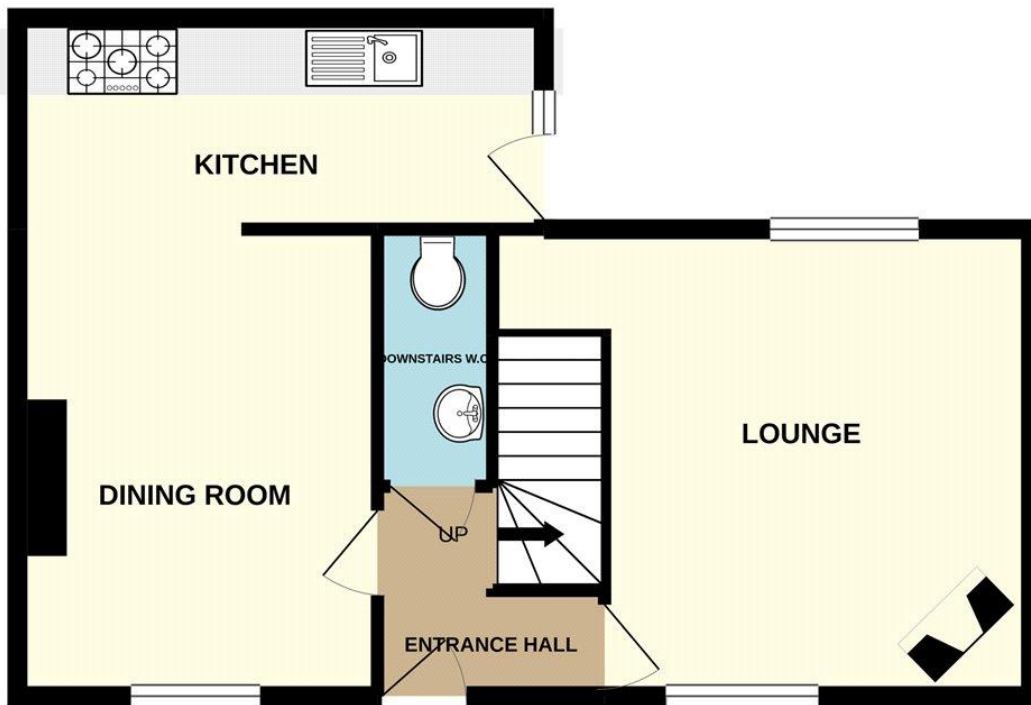
Reference: jea.lb.15.04.2020



## 1ST FLOOR



## GROUND FLOOR



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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Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-  
1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations 2003**

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

**Valuation Advice for Prospective Purchasers**

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation.

**Misrepresentations Act**

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