



**Doolittle & Dalley.**  
CELEBRATING 125 YEARS

**18 West Castle Street,  
Bridgnorth, WV16 4AB  
Offers in the region of:  
£285,000**

- Located in the centre of Bridgnorth
- Offered with no upward chain
- Character mid-terraced property
- Two/Three bedrooms & Two bathrooms
- Vacant possession upon completion
- Ideal family home
- Close to local shops and local amenities
- EPC=D



A great opportunity to view a three floor, mid-terrace, characterful property located in the heart of Bridgnorth. The property comprises of a large lounge, reception room including patio doors leading to garden, fitted kitchen with side access to the rear garden, generously sized utility room with stairs leading down to the cellar and bathroom on the ground floor. On the first floor, a double, front bedroom, large utility cupboard and a family bathroom and on the second floor, a master bedroom and study/third bedroom with integrated storage cupboards.

**Lounge**  
**22'9" x 12'6" (6.93m x 3.8m)**

Two Timber framed double glazed windows. Radiator. Gas fire. Integrated under stairs cupboard.

**Dining Room**  
**16'10" x 9' (5.13m x 2.74m)**

Timber framed double glazed patio doors. Radiator. Utility cupboard.

**Utility Room**  
**16'10" x 9' (5.13m x 2.74m)**

"Worcester" Combination boiler. Stainless steel sink unit. Timber framed Velux window.

**Bathroom**  
**5'7" x 7'11" (1.7m x 2.41m)**

Panel bath. Wash basin. WC. Radiator. Timber frame Velux window.

**Kitchen**  
**10'11" x 7'8" (3.33m x 2.34m)**

Timber framed double glazed side door. Floor and wall units. Stainless steel sink unit. Circulation fan. Timber framed double glazed window.

**Stairs and Landing**  
Utility room

**Bathroom Two**  
**6'2" x 6'3" (1.88m x 1.9m)**

Panel bath. WC. Wash basin. Timber framed double glazed window.

**Bedroom Two**  
**10'1" x 10'9" (3.07m x 3.28m)**

Radiator. Four integrated cupboards. Ornamental fireplace. Timber framed double glazed window. Exposed timber beams.

**Stairs**

**Bedroom One**  
**14'1" x 10'8" (4.3m x 3.25m)**

Timber framed double glazed window. Integrated storage cupboards. Loft access. Radiator.

**Bedroom Three**

**9'3" x 8'11" (2.82m x 2.72m)**

Timber framed double glazed window. Radiator.

**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**

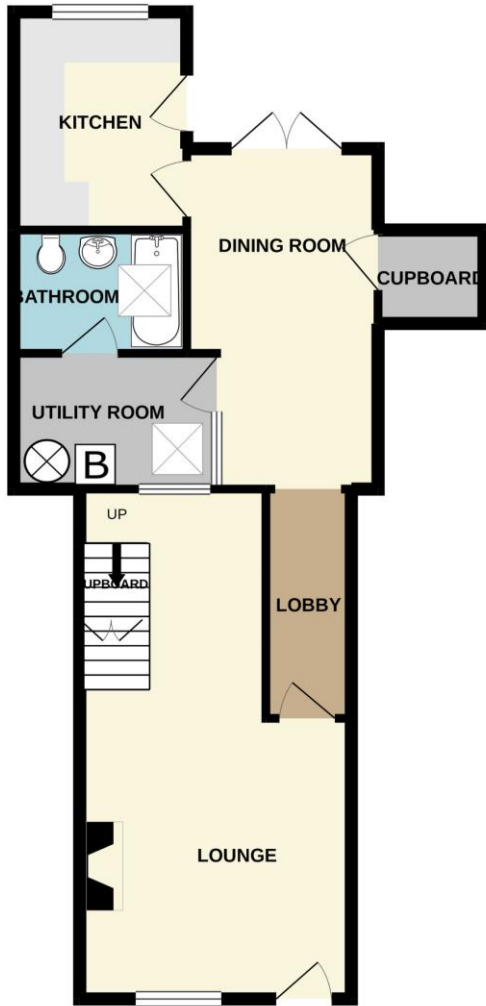
By prior appointment with Doolittle & Dalley 01562 821600.

**Council Tax Band 'D' as at 06.04.2021**

**Reference: JEA.CF.06.05.2021**



GROUND FLOOR



1ST FLOOR



2ND 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.  
Made with Metropix ©2021

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**

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

