



www.mccartneys.co.uk

51 West Castle Street, Bridgnorth, Shropshire WV16 4AD

Asking Price £225,000

****WITH PARKING**** A modern mid terrace, an ideal home for the First Time Buyer/Buy To Let /Retired. Located just off the Town Centre, the accommodation includes Entrance Hall, Kitchen, Living Room, Two Bedrooms and Bathroom. EPC C



| Bridgnorth Office | Tel: 01746 767488 |

Conveniently situated within for the Town Centre, this modern mid terrace home lends itself ideally to the First Time Buyer/Buy To Let/Retired.

With allocated off street parking and gas fired central heating.

The property comprises the following accommodation (measurements are provided for identification only):

Entrance Hall - Tiled floor. Radiator. Store Cupboard. Radiator.

Kitchen - Fitted with a matching range of wall and base units of cupboards and drawers. Ample work surfaces. Integrated Creda oven and gas hob. Sink and drainer. Part tiled walls. Tiled floor. Worcester gas central heating boiler. Plumbing for washing machine and dish washer. Extractor fan. Window to front.



Living Room - With feature decorative fireplace housing the coal effect gas fire. French doors to rear yard and parking area. Two radiators. Karndean flooring. Cupboard.



From the Sitting Room a staircase rises to the

First Floor Landing - Access to Loft Space.

Bedroom One - Radiator. Built in wardrobe. Window to rear.

Bedroom Two - Built in wardrobe. Cupboard. Radiator. Window to front with a view towards the Baptist Church.

Bathroom - Fitted with a matching suite of panelled bath with shower over. Wash hand basin. Low flush WC. Radiator. Fully tiled walls. Radiator.

Outside - To the rear of the property is a small yard and with access directly to the off street allocated parking area.

SERVICES: We are informed that the property is connected to mains electricity, gas, water and drainage

HEATING: Gas fired central heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band C

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: From the Agent's offices proceed in the southerly direction along the High Street and continue into Postern Gate and then into West Castle Street. No 51 can be found on the left side, identified by the Agent's For Sale board.

VIEWING: By appointment through selling agents – McCartneys LLP: 01746 767488

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Monday, 03 December 2018

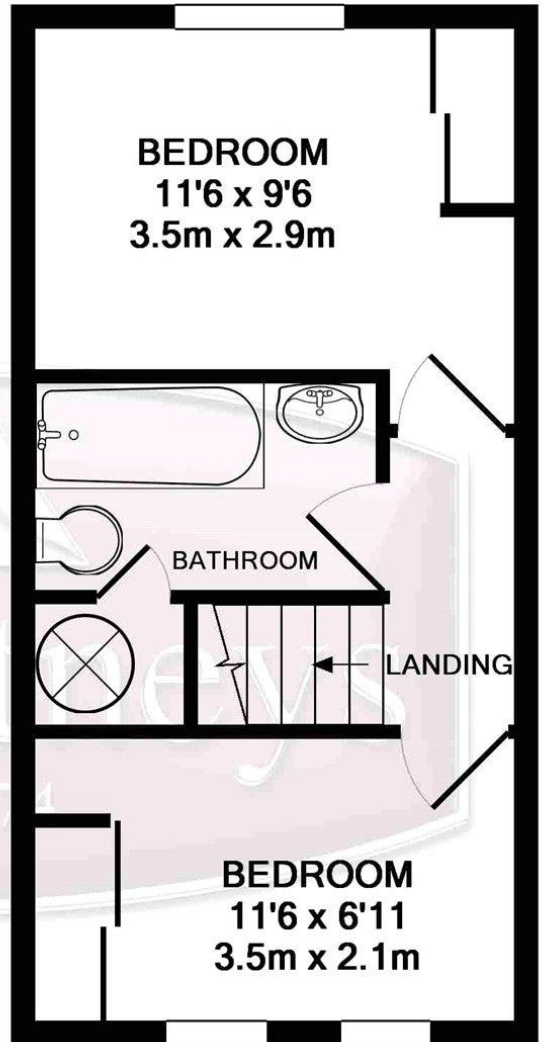
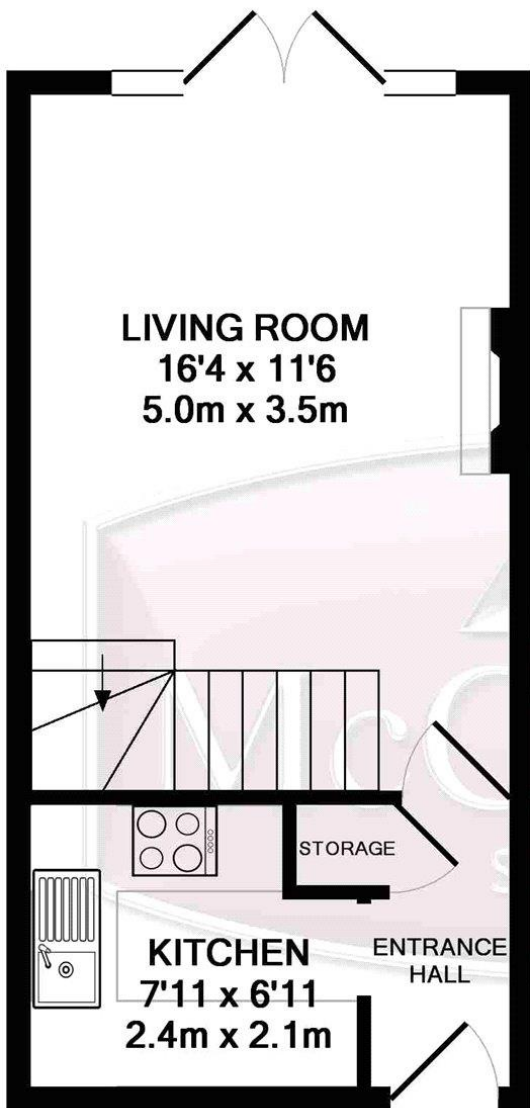
NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP

REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. **REGISTERED NO:** OC310186

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
 APPROX. FLOOR
 AREA 268 SQ.FT.
 (24.9 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 268 SQ.FT.
 (24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2018

Our Planning & Surveying Department provides the following services:

- Architectural Services
- Planning Applications & Appeals
- Building Regulations and Specifications
- Project Management
- Advice on all related issues
- Homebuyers Reports
- Building Surveys

For further information please contact your local chartered surveyor:

Michael Edwards - Kington (01544 230316)
michael@mccartneys.co.uk

David Hughes - Ludlow (01584 813766)
david@mccartneys.co.uk

Simon Edwards - Brecon (01874 610990)
simon.edwards@mccartneys.co.uk

Geraint Jones - Welshpool (01938 531000)
Newtown (01686 623123)
geraint.jones@mccartneys.co.uk

Chartered Surveyors • Auctioneers • Valuers • Land and Estate Agents • Fine Art Auctioneers

Monthly Antiques & General Sales



Featuring mixed furniture, fine art, jewellery and general household items. Monthly sales held at our Portcullis Saleroom based in Ludlow, Shropshire and the Saleroom in Brecon.

Services we offer:

- Free Verbal Valuations
- House Clearance Service
- Written Valuations for Insurance, Inheritance Tax and Family Divisions

Free catalogue request service for Ludlow: fineart@mccartneys.co.uk

Online internet purchasing available for sales held at Ludlow

For more information please contact the salerooms on:

(01584) 878822 - Ludlow

(01874) 622386 - Brecon