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## 9 Hazelwells Road, Highley, Bridgnorth, Shropshire WV16 6EA Asking Price £159,950

Modern semi-detached home set on this established residential estate in the popular village of Highley. The much improved accommodation includes Entrance Hall, Living & Dining Room, Breakfast Kitchen, Rear Porch, Three Bedrooms and Bathroom. EPC D



| Bridgnorth Office | Tel: 01746 767488 |

9 Hazelwells Road is a modern semi-detached dwelling enjoying a convenient and elevated position with all village amenities being accessible.

The accommodation has been much improved, providing a modern and contemporary feel.

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

**Entrance Hall** - Laminate flooring. Under Stairs Storage Cupboard. Radiator. Telephone point.

**Breakfast Kitchen** - Fitted with a matching range of wall and base units of cupboards and drawers. Ample wood effect work surfaces. Stainless steel one and a half bowl sink and drainer with mixer tap. Integrated dishwasher. Integrated Cooke & Lewis four ring electric hob and oven. Radiator. Window to rear. Plumbing for washing machine. Part tiled walls. Tiled floor. Spotlights.



**Rear Porch** - A useful room for boots, etc. Door to rear patio.

From the Kitchen a door opens to what was the former Carport. This is now used for storage and includes a pedestrian door to the front.

**Living & Dining Room** - A lovely room with feature fireplace housing. Window to front. Radiator. Sliding doors to rear patio gardens.



From the Entrance Hall a staircase rises to the

**First Floor Landing** - Window to side. Access to Loft Space.

**Bedroom One** - View to the rear. Radiator. Telephone point.



**Bedroom Two** - Radiator. Window to front.



**Bedroom Three** - Window to front. Radiator.

**Bathroom** - Fitted with a white suite of panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Laminate flooring. Part tiled walls. Heated towel rail. Wall mounted electric heater. Window to rear. Airing Cupboard with lagged hot water cylinder and slatted shelving. Access to Loft Space.



**Outside** - To the front of the property lies a private driveway offering off street parking. The enclosed rear gardens have been tiered to enjoy three level areas, predominantly laid to lawn.

**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 B

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

**DIRECTIONS:** From the High Street proceed towards Low Town whereupon turn right signposted Highley. Proceed along the B4555 passing through Eardington and Chelmarsh. On entering Highley turn left onto Hazelwells Road. The property can be found on the right hand 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:** Wednesday, 15 May 2019

**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.



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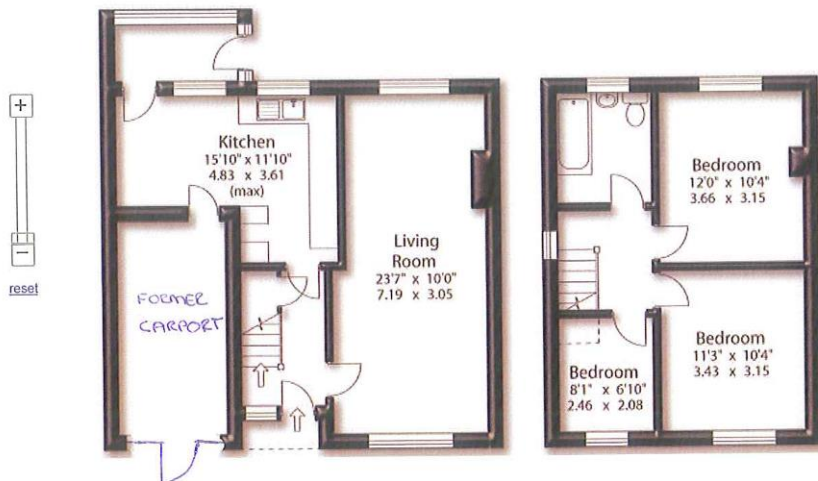
**MCCARTNEYS LLP**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Floorplans:**

Floorplan 1



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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)  
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