# Moat Street, Bridgnorth, WV16 4EP

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

# Property Description

For Sale by Public Auction

A centrally positioned two bedroom town centre semi detached property offering sought after parking and no upward chain.

This two bedroom semi-detached house presents an excellent investment opportunity in a highly convenient town centre location, offering a wealth of potential for those seeking to modernise and create a bespoke home.

The property's layout is both practical and versatile, featuring two well-proportioned bedrooms on the upper floor and two separate reception rooms on the ground floor, in addition to the cellar below.

A dedicated kitchen offers ample scope for modernisation, allowing buyers to tailor the space to their own tastes and needs.

The ground floor bathroom is conveniently situated for ease of access and could be ideal for those looking for ground floor facilities.

While the house requires upgrading and renovation throughout, it represents a blank canvas for those with vision, providing the opportunity to add significant value and personalise every aspect of the interior.

Externally, there is a low maintenance front garden, mainly block paved with a planted border.

The property benefits from driveway parking, a rare advantage in such a central location, ensuring convenience for residents and visitors alike.

With its close proximity to the town's array of amenities, including shops, restaurants, schools, and public transport links, this property is perfectly positioned for those wishing to enjoy the vibrancy and convenience of town centre living. Whether you are a first-time buyer looking to step onto the property ladder, an investor searching for a project with strong rental potential, or someone eager to create your ideal home, is not to be missed.

Auction Details
Nock Deighton Land and Property Auction
Wednesday 30th September at 5pm (doors open at 4pm)
Held at - Bridgnorth Rugby Club, Edgar Davies Ground, Bandon Lane, Bridgnorth, WV15 5AD

TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.
NOT TO SCALE. FOR ILLUSTRATION ONLY.
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# Key Features

**Auction Guide £139,950**

EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority - Shropshire Council

DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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