



# 7 Elizabeth Grove

Highley | WV16 6EX



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A deceptively spacious detached 4 bedroom bungalow boasting over 2000 sqft of living accommodation, with tremendous potential to fully modernise throughout. Set in the desirable village of Highley, offering a good sized garden, double garage and glorious countryside views.

## Location:

Situated in a quiet residential area on the edge of Highley, one of the largest villages in Shropshire, steeped in history, Highley was originally a traditional mining area, now offering a good variety of amenities to include shops, hairdresser/barber shop, butchers/farm shop and chemist, along with a pub, primary school and excellent Severn Centre which offers health, leisure facilities, swimming pool and Medical Centre. Nearby is the Severn Valley Country Park, which is accessed over a footbridge on the River Severn. The famous Severn Valley Railway has a station on the outskirts of the village along with the Engine House, Visitor and Education Centre.

Bridgnorth (7.6), Kidderminster (11), Telford (20.2), Shrewsbury (29.1). All miles are approximate.

## Education:

Highley Community Primary School is within walking distance of the bungalow. The town of Bridgnorth offers secondary education at Oldbury Wells School and 6th form, as well as Bridgnorth Endowed School.





### Accommodation Comprising of:

Entrance hallway, sitting room/dining room, kitchen, four-double bedrooms including one en-suite, main bathroom, laundry area.

### Accommodation:

A most spacious entrance hallway with cloak cupboard welcomes you into this detached residence, with double doors leading into the large bright sitting room and dining room. Patio doors lead from the dining room to the rear garden. A door from the dining room leads into the large kitchen which offers a good amount of wall and base units. A small rear porch and back door leads to the rear garden. The kitchen benefits from views to the rear garden and glorious countryside beyond. A small 4 step staircase invites you to 4 double bedrooms, the current largest bedroom has an en-suite. There is a laundry room and a large family bathroom.

### Outside:

Occupying a good size corner plot, there is a double garage and off road parking for three vehicles currently. The front and rear garden has a charming array of mature trees and established shrubs. The rear garden has glorious open views of the countryside and is south facing.

### Services:

Mains water and drainage, electric, oil fired central heating.

Local Authority: Shropshire Council

Council Tax Band: E





Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

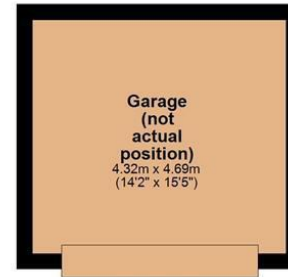
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RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

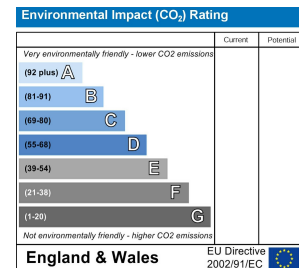
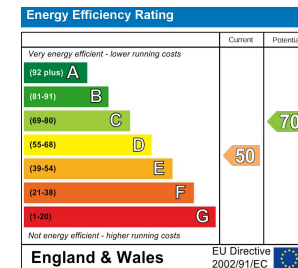






Total area: approx. 190.7 sq. metres (2052.8 sq. feet)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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