

Severn estates

Severn Estates
40 High Street, Stourport on Severn
Worcestershire DY13 8BS
Tel: 01299 826777
sos@severnstateagents.co.uk
www.SevernEstateAgents.co.uk



7 Elizabeth Grove, Bridgnorth, WV16 6EX

This spacious and impressive detached bungalow comes to the market with the distinct advantage of No Upward Chain and boasts a superb corner plot within this quiet location of the popular Village of Highley, which offers amenities of shops, Medical Centre, Severn Centre (leisure facilities) and Primary School, along with road links to Bridgnorth and Bewdley plus Severn Valley Railway Station located to the outskirts of the village.

Offering a fantastic opportunity the detached property would benefit from some modernisation but gives the new owners an exciting chance to create a wonderful home large enough to accommodate not only those downsizing but the modern family, with the flexible accommodation briefly comprising a spacious lounge diner, kitchen, generous store room, four double bedrooms, bathroom and ensuite. Benefitting further from two driveways, garage and gardens. Internal inspection is essential to fully appreciate the versatile layout and location on offer, call today to book your viewing.

EPC Band E.
Council Tax E.

Offers Around £425,000

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Entrance Door

With double glazed side panel and opening to the hall.

Hall



Having storage cupboard, useful recess, double doors opening to the lounge diner, door to the kitchen, radiator, loft hatch and steps - with stair lift - to the upper hall.

Lounge Diner



An incredibly light, bright and airy room.

Lounge Area

26'2" x 12'9" (8.00m x 3.90m)



Having two double glazed windows to the front and one to the side, three radiators, feature chimney breast with exposed brick work and open to the dining area.



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Dining Area

14'9" x 12'9" (4.50m x 3.90m)



Having a double glazed window to the side, sliding patio door to the rear garden, radiator and door to the kitchen.



Kitchen

12'9" x 11'9" (3.90m x 3.60m)



Having wall and base units with complementary work surface over, built in oven and hob with extractor fan over, tiled splash backs, one and a half bowl sink unit with mixer tap, part tiled walls, plumbing for washing machine, double glazed window to the rear, radiator and doors to the rear lobby and hall.



Rear Lobby

With part tiled walls and double glazed double door to the rear garden.

Upper Hall

With doors to bedrooms one, three and four, bathroom, radiator, loft hatch and door to the inner hall.

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Bedroom One

15'8" max, 9'6" min x 15'8" max, 8'2" min (4.80m max, 2.90m min x 4.80m max, 2.50m min)



Having two double glazed windows to the rear, two radiators, fitted wardrobe and door to the ensuite shower room.



Bedroom One Outlook



Ensuite Shower Room



Having a shower tray (no shower fitted) wash basin set to base unit, w/c, double glazed window to the side, tiled walls and radiator.

Bedroom Three

11'9" x 10'5" (3.60m x 3.20m)



Having a double glazed window to the front, radiator and fitted wardrobe.

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Bedroom Four

10'9" x 9'10" (3.30m x 3.00m)



Having a double glazed window to the rear and radiator.

Bedroom Two

15'8" x 11'5" (4.80m x 3.50m)



Having a double glazed window to the front and radiator.

Bathroom



Fitted with a suite comprising bath, w/c, pedestal wash basin, part tiled walls, radiator, double glazed window to the rear and storage cupboard.

Inner Hall

Having doors to bedroom two and store room.

Store Room

11'1" x 5'10" (3.40m x 1.80m)

A larger than normal store room having base units with worksurface over.

Outside



Sitting on a generous corner plot with detached garage, driveway and a further garden area to the side.

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Garage



Detached garage set behind a driveway with an up and over door.

Rear Garden



The mature and established garden is generally south facing and offers a high degree of privacy.

Garage & Garden Area



Garden Area



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Council Tax

Shropshire Council - Band E.

Services

The agent understands that the property has mains water / electricity / Oil fired heating / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Disclaimer

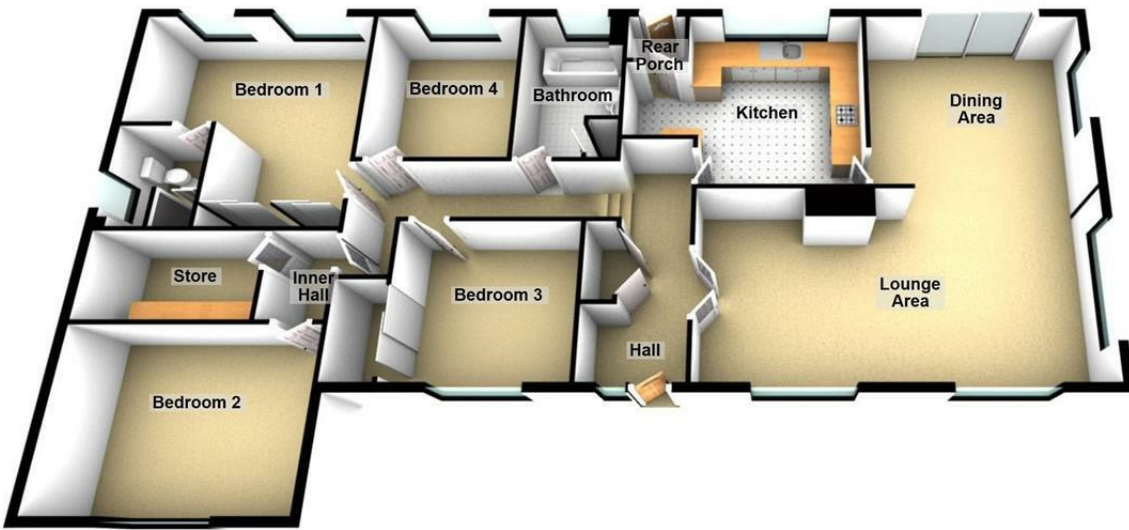
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-280624-V1.0



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 