



**POTENTIAL BUILDING PLOT (STPP)**

Hookfield House, 81 Victoria Road, Bridgnorth, Shropshire, WV16 4LD



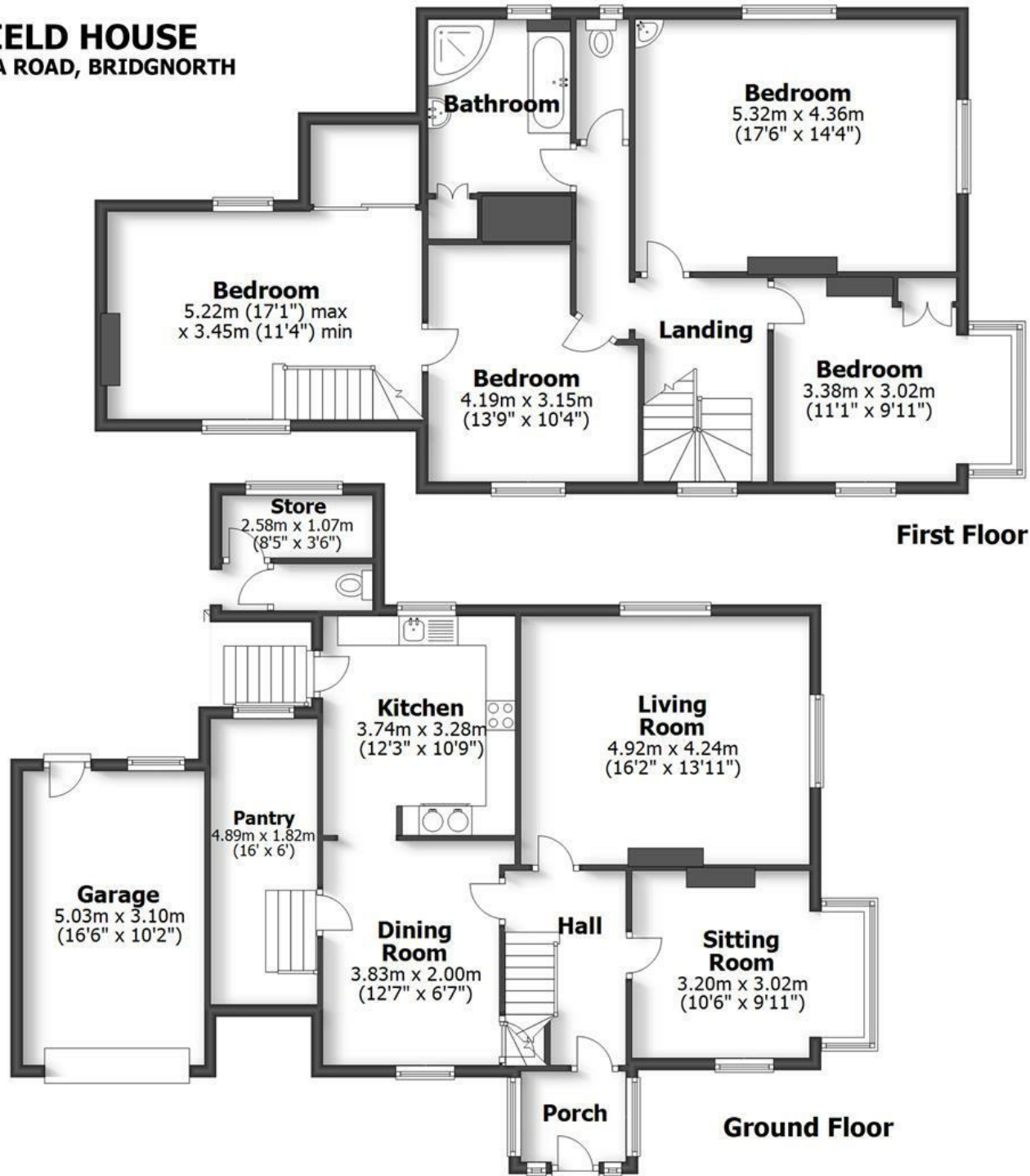


## Hookfield House, 81 Victoria Road, Bridgnorth, Shropshire, WV16 4LD

OPEN VIEWING SATURDAY 27TH JULY, 11AM-12PM.

The large gardens provide an opportunity for either a building plot or extending the house (STPP). Close to local shops, schools and sports facilities. This is a prominent and nostalgic four bedroom detached home with high ceilings and period features. Ludlow - 19.7 miles, Much Wenlock - 7.9 miles, Telford - 13 miles, Ironbridge - 8.9 miles, Wolverhampton - 15 miles, Kidderminster - 15 miles, Shrewsbury - 19 miles, Birmingham - 39 miles. (All distances are approximate).

**HOOKFIELD HOUSE**  
81 VICTORIA ROAD, BRIDGNORTH



HOUSE:	164.3sq.m.	1,768.5sq.ft.
CELLAR:	39.1sq.m.	420.6sq.ft.
STORE/WC	4.3sq.m	45.8sq.ft.
GARAGE:	16.1sq.m	173.8sq.ft.
<b>TOTAL:</b>	<b>223.8sq.m.</b>	<b>2,408.7sq.ft.</b>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE

**Basement**

## LOCATION

Victoria Road is just a stroll from the towns bustling High Street with many other near-by attractions accessed on foot. The picturesque historic market town of Bridgnorth has an abundance of amenities to include shops, cafes, pubs and restaurants along with a good selection of primary and secondary schooling, many sports facilities, healthcare services, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend markets.

## ACCOMMODATION

Hookfield House is a traditional detached family home standing in a prominent position with views across town from the first floor. The gardens are well maintained set behind a gated driveway with an adjoining garage, store and gardeners WC. The generous accommodation is well proportioned with high ceilings, sash windows and cellars.

An enclosed ENTRANCE PORCH with steps up to the front door, opens into the ENTRANCE HALL. The SITTING ROOM features a bay window to the side enjoying an outlook to the garden and a feature coal effect gas fire. The LIVING ROOM enjoys a light aspect with windows to the side and rear elevations and a feature coal effect gas fire. A DINING ROOM looks out on to the front with access to the cellars. Leading off the dining room is the KITCHEN which offers a range of matching units, sink, electric oven, grill and hob along with a gas AGA. There is provision for a washing machine and fridge/freezer. A stable door to the side gives access to the gardens, store and garage. A most useful WALK IN PANTRY is accessed from the dining via steps down providing good storage with a secret access to the fourth bedroom.

From the hall stairs rise to the FIRST FLOOR LANDING with THREE DOUBLE BEDROOMS and the Family BATHROOM comprising a bath, shower, wash hand basin and airing cupboard. There is a separate WC. An interlinking door from one of the bedrooms gives access down to the FOURTH DOUBLE BEDROOM with windows to the front and rear elevations and a large store cupboard.

## OUTSIDE

With gated access off Victoria Road a tarmac driveway provides good parking with access to a SINGLE GARAGE. The large gardens are well maintained with a lawned garden extending to the side and a beautiful selection of well stocked beds and borders with a patio to the rear where there is access to a STORE and GARDENERS WC.

## SERVICES:

We are advised by our client that all main services are installed. Verification should be obtained from your surveyor.

## COUNCIL TAX:

Shropshire Council

Tax Band: F.

[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

## TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained from your solicitor.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS:

Proceeding away from the High Street via Salop Street. Turn right into Victoria Road, where Hookfield House is towards the top end located on the right hand side before The Woodberry Inn.

Offers Around £595,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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