



Sunnybank, 11b Danesford, Bridgnorth, Shropshire, WV15 6QB

BERRIMAN
EATON

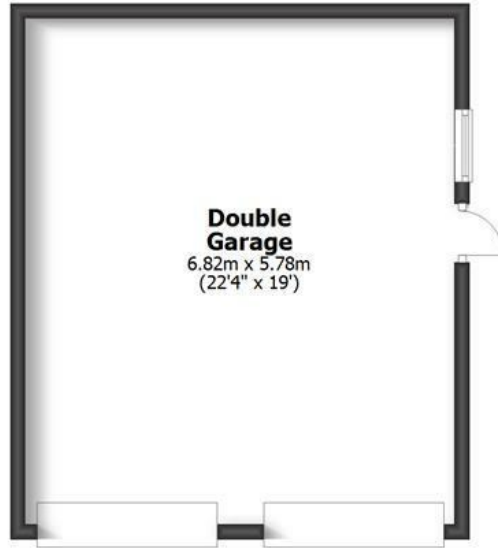




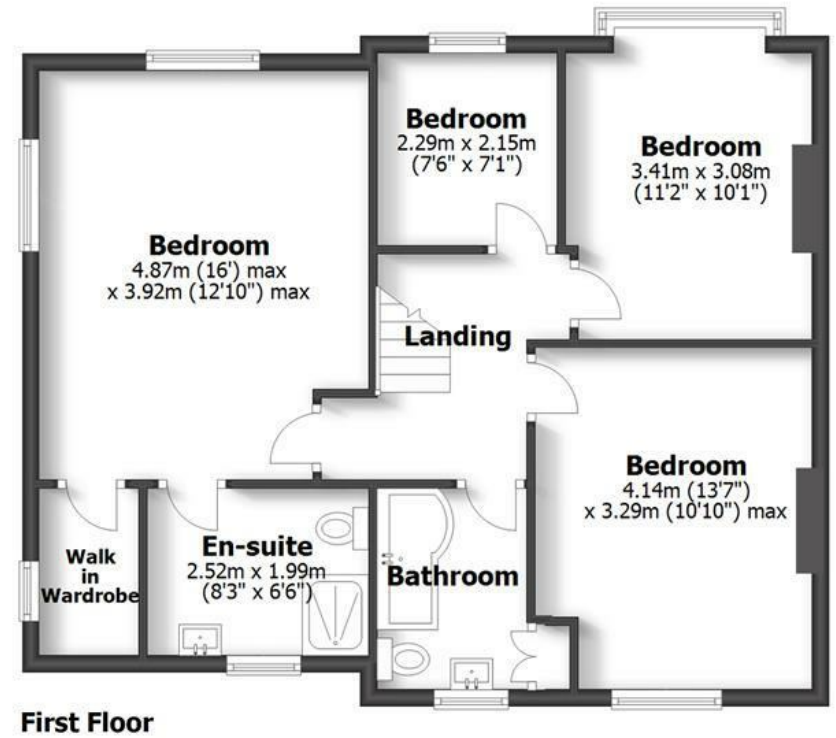
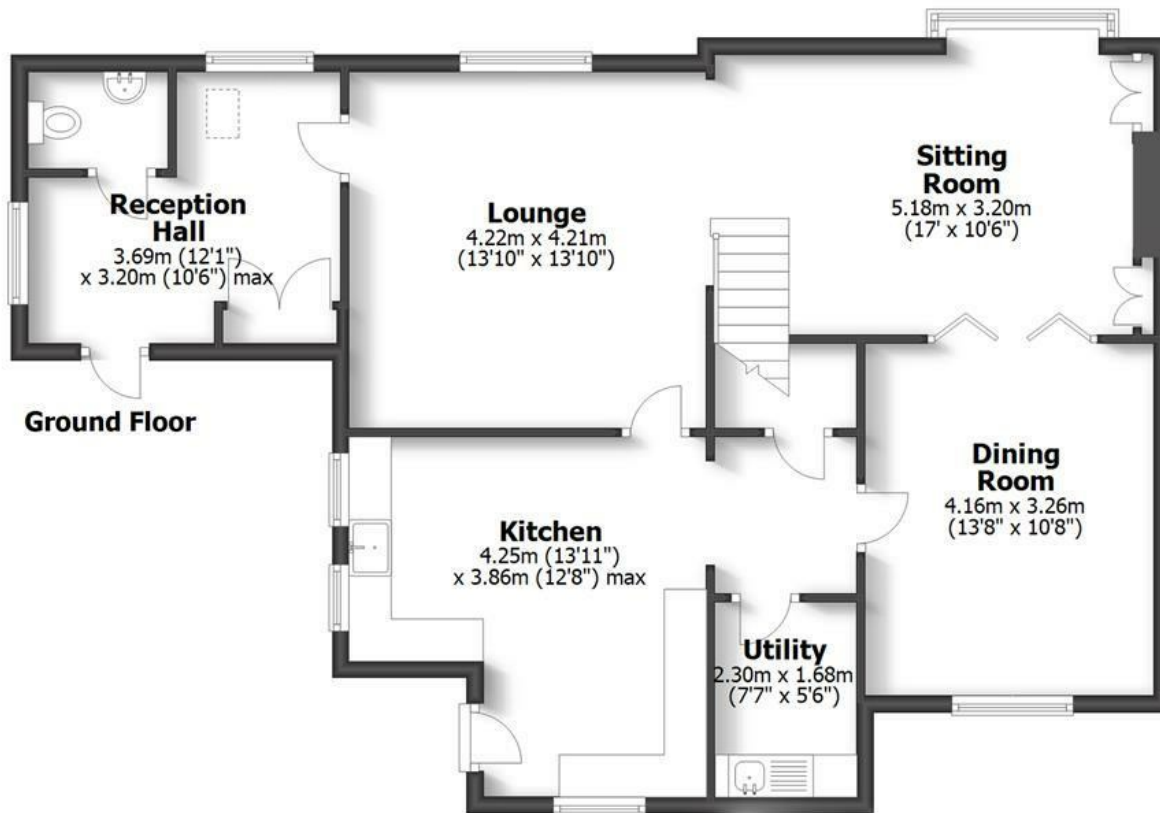
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Located just on the edge of Town, with private gardens and a detached double garage, Sunnybank has been updated by the present owners, immaculately presented enjoying views across to the River Severn from the first floor. Kidderminster - 13 miles, Telford - 13.4 miles, Shrewsbury - 22.3 miles, Ludlow - 20 miles, Wolverhampton - 15 miles, Stourbridge - 14 miles, Birmingham - 30.9 miles. (All distances are approximate).

SUNNYBANK
DANESFORD, BRIDGNORTH



HOUSE: 152.8sq.m. 1,644.2sq.ft.
GARAGE: 39.4sq.m. 424.5sq.ft.
TOTAL: 192.2sq.m. 2,068.7sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Danesford is located south of the riverside market town of Bridgnorth and is conveniently situated for commuting to the West Midlands. Being only a mile from Low Town and just 2 miles from the bustling Bridgnorth High Street. Bridgnorth is home to many places of interest such as the Severn Valley Railway, Cliff Railway and River Severn. There are a wide range of facilities that the town has to offer ranging from shops, cafés, pubs and restaurants, leisure and sporting facilities and healthcare. There is also access to an abundance of countryside walks along the River Severn which also provides outdoor activities. The area also benefits from schooling in both sectors.

ACCOMMODATION

Approached from the garden, the front door opens into a spacious and light reception hall, laid with engineered oak flooring, windows to the front and side along with a built in cloaks cupboard and a guest WC. A door opens through into the lounge with a window looking out onto the front garden with a door to the kitchen and a central staircase rises to the first floor. Extending from the lounge is the sitting room featuring a bay window to the front and a log burning stove with bespoke built in shelving and cupboards either side. The formal dining room overlooks the rear garden with a door to the kitchen. The modern kitchen is fitted with a range of matching base and wall cupboards. wood block work tops, inset sink unit and built in appliances to include a twin ovens, dish washer, fridge, freezer and a gas hob. Windows look out over the garden with a door opening out. A separate utility room offers the provision for a washing machine and dryer along with a sink unit. A useful larder cupboard provides further storage.

The first floor landing provides access to a loft space and doors off to the four bedrooms. The principal bedroom suite enjoys a dual aspect with views across the neighbouring land and down to the River. There is a walk in wardrobe and an en-suite shower room. There are two further double bedrooms, a fourth smaller bedroom and a family bathroom, fully tiled and fitted with a modern white suite to include a WC, wash hand basin, bath with shower over and a heated towel rail. A built in cupboard houses the gas central heating combi boiler.

OUTSIDE

Set back off the road, a track leads up to a double garage with generous parking for up to several cars to the front. The garage has electric up/over doors to the side. lights and power points connected. A path leads from the drive down through the garden to the front entrance. The gardens are mainly laid to lawn and are tiered, extending to the rear side and front enjoying a good degree of privacy.

SERVICES:

We are advised by our client that all main services are connected. Verification should be obtained by your solicitors.

TENURE:

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

COUNCIL TAX:

Shropshire Council.

Tax Band: E

www.gov.uk/council-tax-bands

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

Leaving Bridgnorth heading out on the A442, continue along for a short distance where the entrance to Sunnybank can be found on the left hand side just before the bend.

Offers Around £525,000

EPC: C

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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