



53 Conduit Lane, Bridgnorth, Shropshire, WV16 5BX

BERRIMAN  
EATON





## 53 Conduit Lane, Bridgnorth, Shropshire, WV16 5BX

A rare opportunity to acquire a three, double bedroom detached bungalow set within a generous plot with mature gardens, garage and a carport in this prime High Town residential area close to amenities. Shrewsbury - 19 miles, Telford - 14 miles, Wolverhampton - 15 miles, Kidderminster - 14 miles, Birmingham - 27 miles, Ludlow - 18 miles. (All distances are approximate).

**53 CONDUIT LANE**  
**BRIDGNORTH**

HOUSE: 142.4sq.m. 1,533.0sq.ft.  
GARAGE: 15.1sq.m. 162.1sq.ft.  
**TOTAL: 157.5sq.m. 1,695.1sq.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

The historic market town of Bridgnorth offers an extensive selection of facilities including shops, primary and secondary schooling, health services, post offices and numerous pubs, cafés and restaurants. There is also a good selection of sports clubs, weekend markets and local attractions such as the Severn Valley Railway, River Severn and the Cliff Railway. Conduit Lane is a much sought after location being within walking distance to the town's High Street and Castlefield's primary school with an abundance of walks and near-by public transport routes to local and regional centres.

## ACCOMMODATION

Occupying a highly sought after and convenient location with a southerly, private rear garden, this property is just a short walk from the Town Centre. The detached bungalow offers excellent potential and scope to extend (STPP) either into the roof space or the ground floor living area. The bungalow is well positioned set back off Conduit Lane alongside a mature foregarden with a large driveway, there is a carport and garage with side access to the mature rear garden.

On entering the property, a large reception hall welcomes you, with high ceilings and doors off to; A formal dining room, overlooking the front garden with a feature fireplace housing a gas fire. Double doors open through into the living room featuring an inset gas fire. Sliding doors open into the conservatory which enjoys views across the garden. The kitchen is fitted with base cupboards and drawers with work tops over, wall cabinets, dual sink unit, ceramic hob and an upright double oven and grill. Leading off the kitchen is an inner hall with a side door opening out to the carport, a store room, guest WC and laundry room, sink unit, provision for a washing machine and two windows to the front elevation.

There are three double bedrooms, two of which have fitted wardrobes, along with a generous wet room.

## OUTSIDE

Set behind a mature foregarden, beautifully planted with well stocked borders, a block paved driveway provides ample parking with a carport and garage to the side. Gated access leads around to the large rear garden, having been landscaped creating many colourful beds and borders with pathways meandering through with a lawned garden and a raised patio terrace that enjoys this southerly outlook.

## SERVICES

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

The gas central heating is a warm air system.

## 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: F.

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

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

Offers Around £650,000

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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