



4 Stanmore Mews, Stourbridge Road, Stanmore, Bridgnorth, Shropshire, WV15 6DS

BERRIMAN  
EATON









## 4 Stanmore Mews, Stourbridge Road, Stanmore, Bridgnorth, Shropshire, WV15 6DS

With views, this private period conversion has over 1,400sq.ft of spacious living accommodation including a large open plan kitchen. Just on the edge of Town the Mews houses stand in the former grounds of Stanmore Hall with a gated, tree lined entrance. Viewing is highly recommended. NO UPWARD CHAIN.

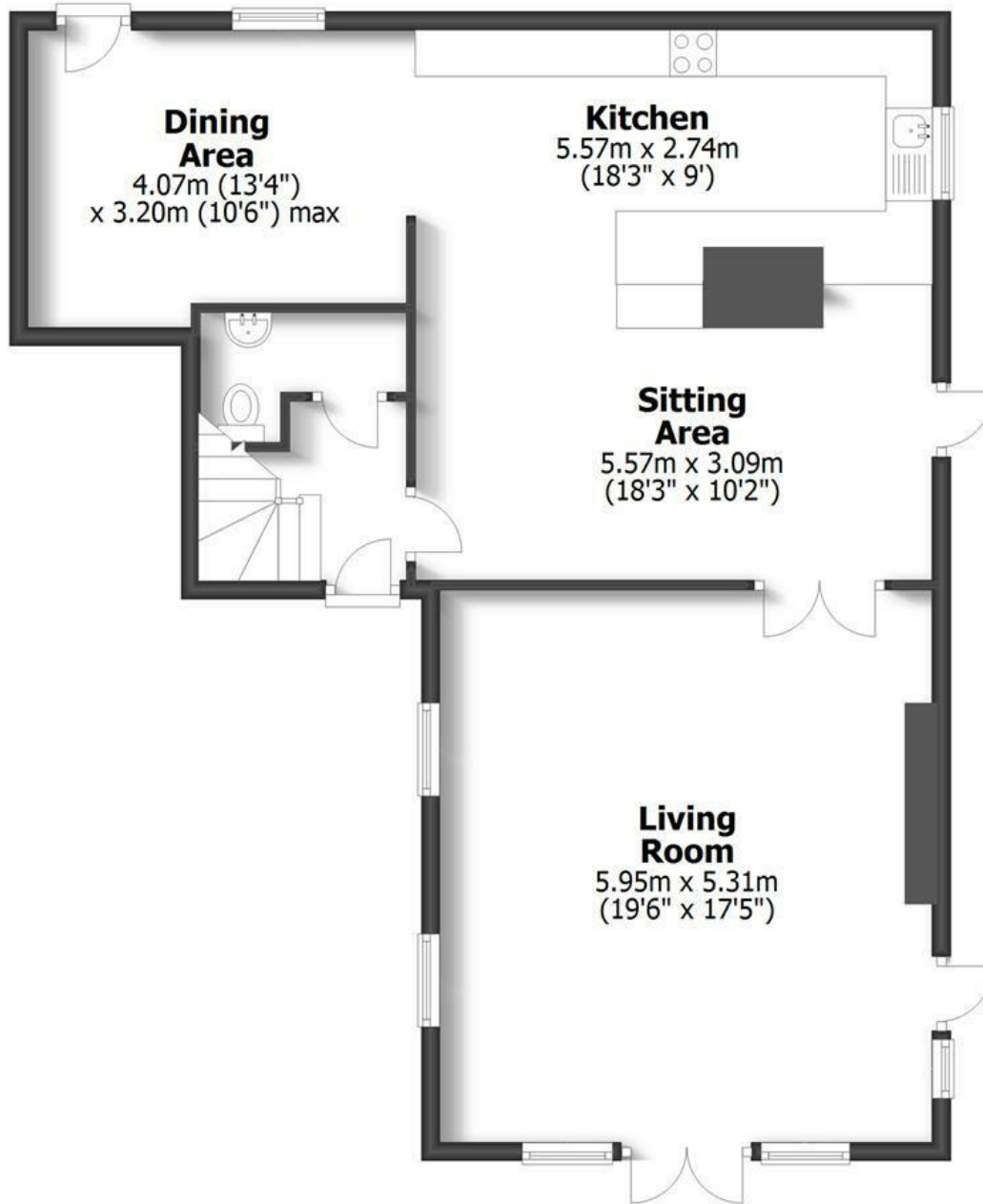
Bridgnorth - 1.5 miles, Kidderminster - 13 miles, Telford - 12 miles, Stourbridge - 12 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Birmingham - 28 miles.

(All distances are approximate).

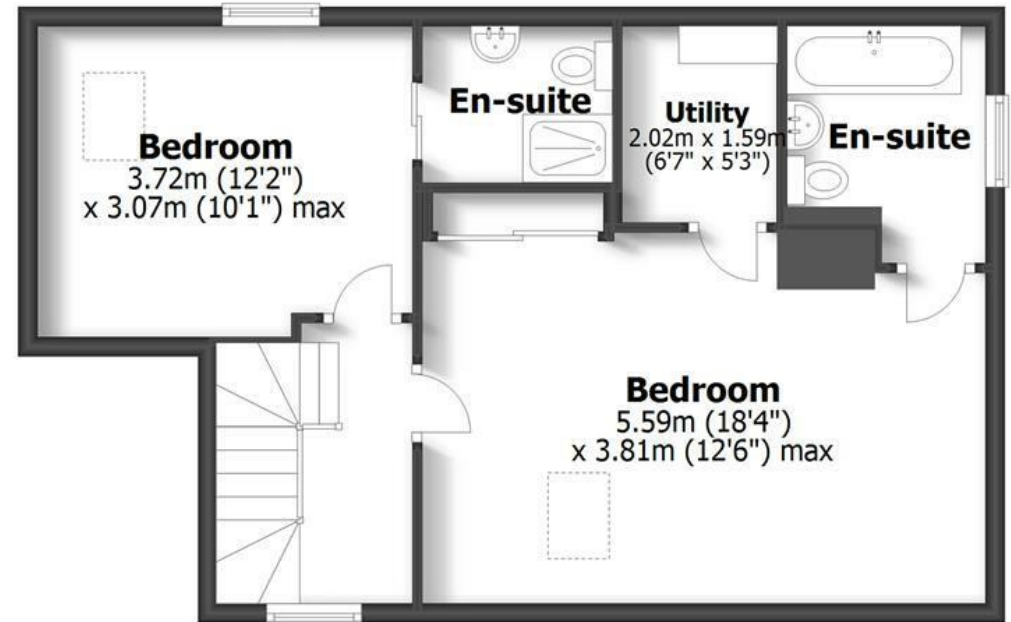
**4 STANMORE MEWS**  
**BRIDGNORTH**

**TOTAL: 137.5sq.m, 1,480.4sq.ft.**

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



**Ground Floor**



**First Floor**



## LOCATION

Enjoying a quiet semi rural location just on the outskirts of town (a mile from the River), with access to many countryside walk and parks. Situated just off the A458 between Stourbridge and Bridgnorth making an ideal commuters escape. The town centre of Bridgnorth has lively weekend markets, the Severn Valley Railway, Theatre on The Steps, Art Deco cinema and an abundance of pubs, cafes and restaurants. There is a G.P. Surgery and local hospital. The funicular Cliff Railway rises from the banks of the river Severn up to Castle Walk to give a stunning view over High Rock and the Severn Valley.

## SUMMARY

Stanmore Hall is one of the areas finest mansions. The extensive stables, coach houses and staff accommodation was previously the renowned Midland Motor Museum, but around 30 years ago was sold and transformed into the lovely Stanmore Mews development of 10 FREEHOLD properties. Screened by mature planting from the Hall, they still share the same off road turning with Stanmore Hall and Stanmore Touring Park, with the Mews drive and gates (remote or with buzzer), to the right, that leads along the tree lined drive to the development. Number 4 is a large corner position with private, wonderful rural views to the south, with a large raised decked area that is a wonderful sun trap in the summer. The present owners have undertaken an extensive programme of refurbishment to the property, with quality fittings, log burner and fitted wardrobes.

## ACCOMMODATION

Entering through the front garden into the hall, stairs rise to the first floor and there is a Guest WC. The large, open plan kitchen area is divided into a sitting room, dining area, work station and a comprehensively fitted kitchen with quality appliances. There is engineered oak flooring throughout the space and doors lead onto the raised terrace and the front courtyard. This is a light room with large southerly facing windows. Double doors open into the spacious sitting room, again having large windows to the south and westerly elevations and a fitted log burner.

From the first floor landing, the principal suite has a double bedroom, full range of fitted wardrobes and a re-fitted luxury en-suite, The guest double bedroom has built in wardrobes and a luxury shower room en-suite. Additionally there is a first floor utility with loft access for easy storage.

## OUTSIDE

Stanmore Hall Mews is approached through electric wrought iron gates with intercom or remote control access. Following the gravelled tree lined driveway, keep right to park at the rear. The large parking area has designated residence parking and visitors parking. At the front, is a landscaped formal courtyard area with each conversion having its own front door and pedestrian access. Entering the property is from the rear, through an enclosed garden, patio area and good size garden with views. Below the raised decked area is further storage (but not water tight). A mature magnolia features in the garden, along with a good plant selection for all year round colour.

## SERVICES

We are advised mains water, drainage and electricity are connected. LPG gas central heating. Verification should be obtained by your surveyor.

## TENURE

We are advised the house is FREEHOLD. Verification should be obtained from your Solicitor.

## SERVICE CHARGE

For the upkeep of the communal areas and electric gates, there is an annual service charge of £1200. Each resident has shares in the Management Company which currently has a healthy sinking fund.

## COUNCIL TAX

Shropshire Council  
Tax Band: E.

## VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

## DIRECTIONS

From Bridgnorth proceed out on the (A458) Stourbridge Road . At the roundabout continue straight over keeping on the A458. After a short distance turn right into Stanmore Hall then immediate right again where you will approach the gated entry to Stanmore Mews.

Offers Around £450,000

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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