



**43 Pale Meadow Road, Bridgnorth, Shropshire, WV15 6BE**

**BERRIMAN**  
**EATON**



It's Always  
Wine O'Clock



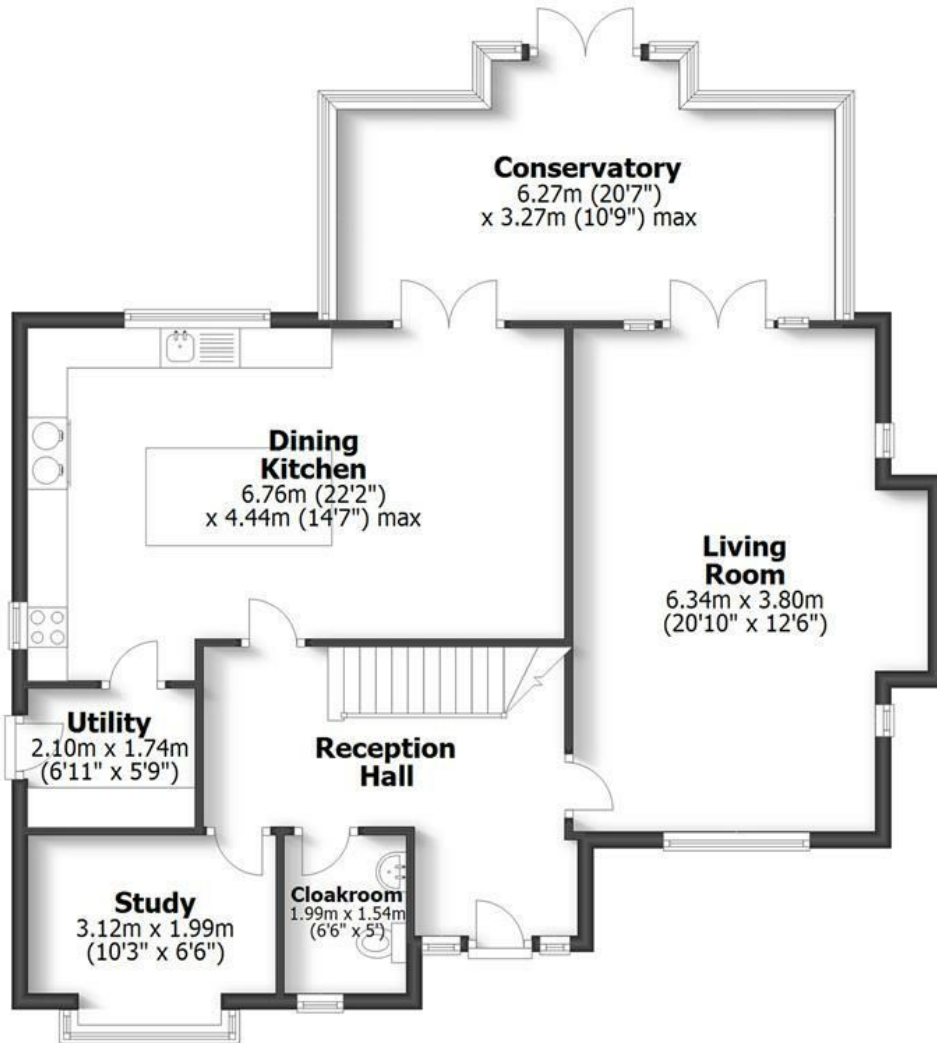


## 43 Pale Meadow Road, Bridgnorth, Shropshire, WV15 6BE

A beautifully presented four double bedroom, two bathroom detached home with a double garage and good parking. Enjoying a private walled garden and a fine conservatory with an open aspect to the front overlooking the River. Easy walking distance to the Town's amenities - Viewing highly recommended.  
Much Wenlock - 9 miles, Ironbridge - 11 miles, Telford - 12 miles, Ludlow - 20 miles, Shrewsbury - 22 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles.  
(All distances are approximate).

HOUSE: 177.3sq.m. 1,908.1sq.ft.  
GARAGE: 30.2sq.m. 325.1sq.ft.  
**TOTAL: 207.5sq.m. 2,233.2sq.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

A well presented and spacious detached family home, discreetly positioned at the end of the cul-de-sac enjoying River views. This convenient location provides ideal walking along countryside footpaths out of Town, whilst over the old town bridge it's an easy and scenic stroll using the historic Cliff Railway to High Town hosting many local attractions and places of interest as well as offering an excellent range of facilities to include a local cinema and theatre along with a good selection of shops, hospital and healthcare services, schooling, restaurants, pubs and cafés. There are local weekend markets, an array of sports facilities and local events held throughout the year.

## ACCOMMODATION

Upon entering the property, a large reception hall with oak flooring welcomes you in with a galleried landing above and doors off to; Guest cloakroom/WC and a study enjoying views to the front aspect. A large dining kitchen laid with Oak flooring features a gas AGA, centre island and French doors opening into a beautiful conservatory which overlooks the gardens. The kitchen is fitted with a range of matching base and wall cabinets, drawers and work tops with an inset sink, centre island and built in appliances to include an oven/grill, electric ceramic hob and dishwasher. Leading off the kitchen is a useful utility room housing the central heating boiler, sink unit, provision for a washing machine and a door to the side. The through living room overlooks the front elevation with views of the River and a central feature fireplace fitted with a gas coal effect fire. French doors open into the conservatory linking the kitchen area. Windows and French doors open out to the rear garden.

From the hall a turning staircase rises to the first floor galleried landing with a large airing cupboard and access to an extensive boarded loft with light and provides excellent, accessible storage. The principal bedroom suite has windows to the side and rear with a walk through dressing area, fitted with wardrobes and a dressing table leading to the en-suite shower room. There are three further double bedrooms, two of which offer fitted wardrobes and a family bathroom fitted with a suite to comprise a wash hand basin and WC set within a vanity unit and a bath with shower over.

## OUTSIDE

Discreetly positioned off Pale Meadow Road, number 43 enjoys an open aspect to the front looking out to the River Severn and town beyond. A block paved driveway provides ample parking with a detached double garage. The property stands elevated, behind a lawned foregarden and screened by mature trees giving a good degree of privacy. To the rear is a most beautiful walled garden, maturely landscaped with patio terraces and lawned garden edged with planted flower beds and a variety of mature shrubs.

## SERVICES:

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

## FIXTURES AND FITTINGS:

By separate negotiation.

## TENURE:

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

## COUNCIL TAX:

Council Tax Band: F.  
Shropshire Council.

## PLEASE NOTE:

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

## VIEWING ARRANGEMENTS:

Strictly by appointment. Contact the BRIDGNORTH OFFICE.

## POSSESSION:

Vacant possession will be given on completion.

Offers Around £665,000

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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**BERRIMAN EATON**