



Faintree Heights, Faintree, Bridgnorth, Shropshire, WV16 6RQ









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A large, modern, five double bedroom detached residence with far reaching views to the rear, in a rural location near the village of Neenton, just over five miles from the historic market town of Bridgnorth. Over 2000sq.ft of living space with a double detached garage.

Bridgnorth - 5 miles, Much Wenlock - 11 miles, Ludlow - 15 miles, Shrewsbury - 23 miles, Telford - 18 miles, Church Stretton - 17 miles.

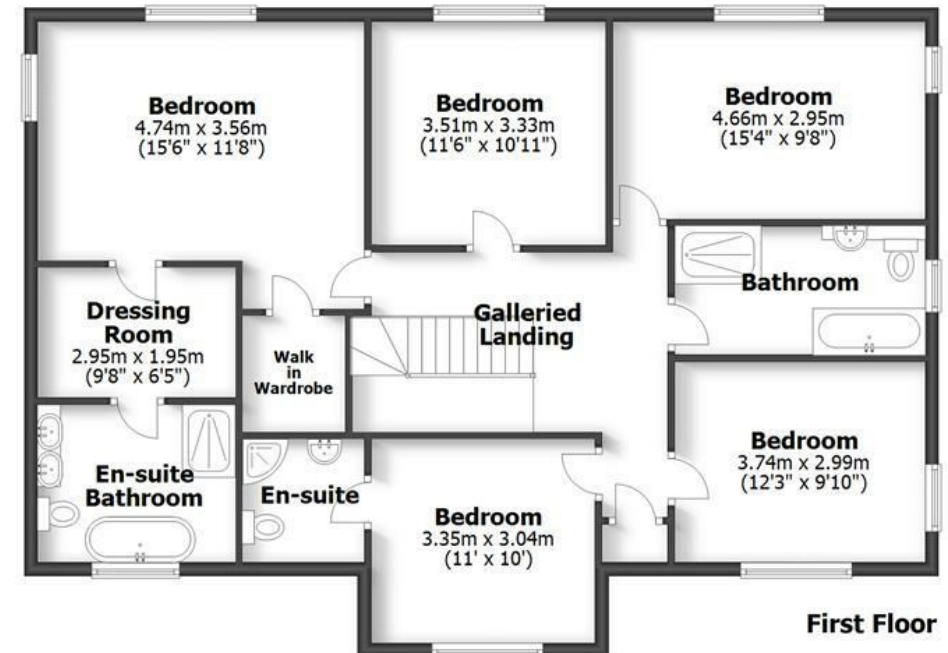
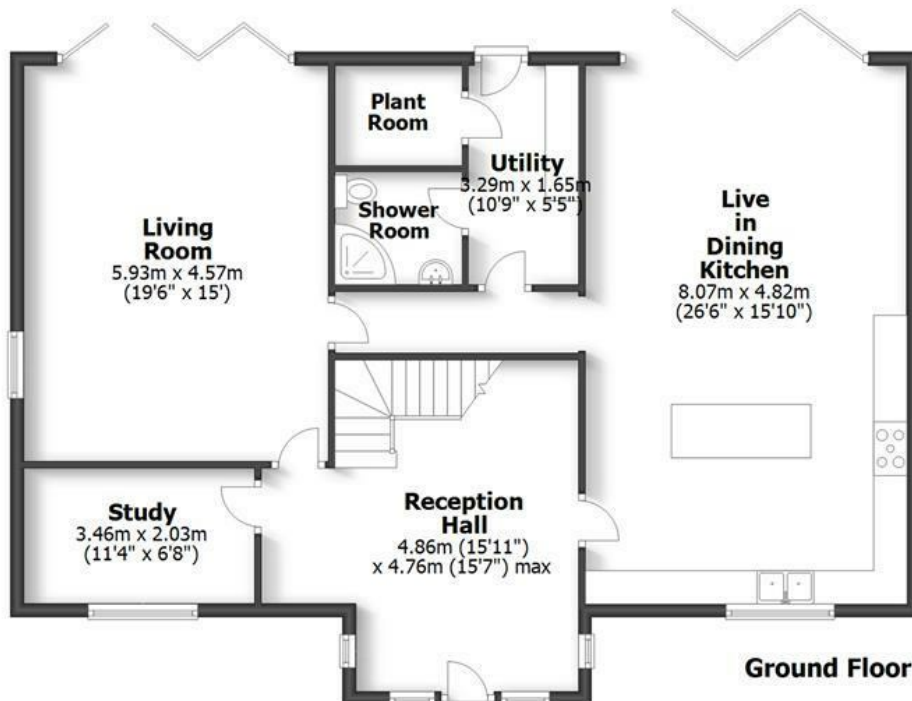
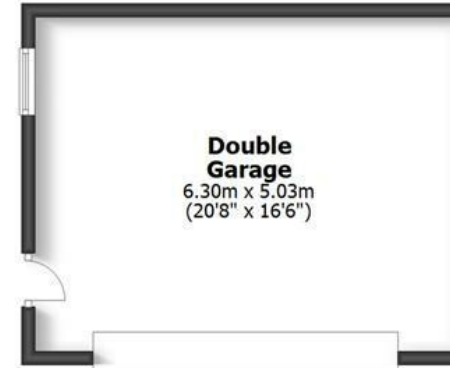
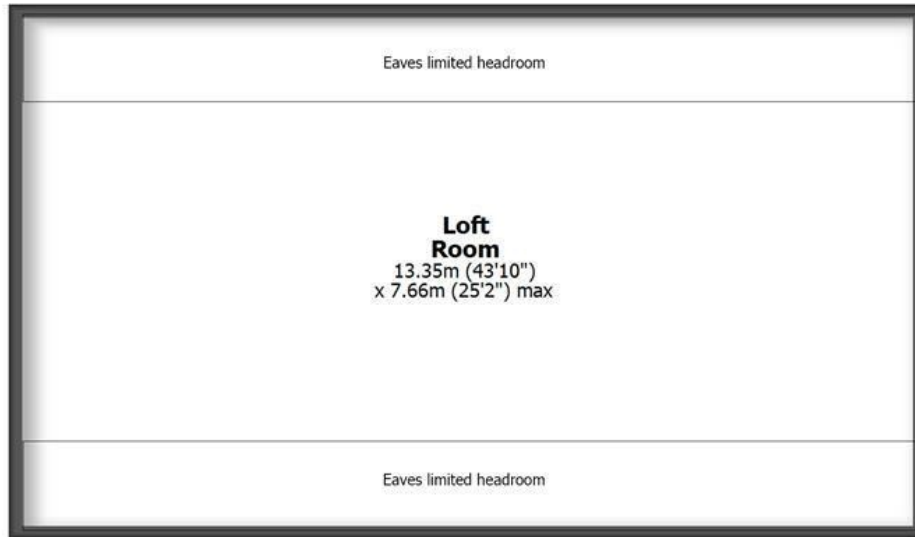
(All distances are approximate).

# FAINTREE HEIGHTS

## FAINTREE, BRIDGNORTH

HOUSE: 222.0sq.m. 2,390.1sq.ft.  
 GARAGE: 31.7sq.m. 340.8sq.ft.  
 LOFT ROOM: 102.3sq.m. 1,101.0sq.ft.  
**TOTAL: 356.0sq.m. 3,831.9sq.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

Faintree is a small rural hamlet located on the outskirts of Bridgnorth surround by glorious Shropshire countryside. The historic market town of Bridgnorth offers an extensive selection of facilities including shops, first 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 Steam Railway, River Severn and the Cliff Railway.

## ACCOMODATION

Of generous proportions with underfloor heating throughout, we would recommend internal viewing to appreciate the scale of the room sizes. This family home features an impressive open plan 'live in' dining kitchen, countryside views to the front and rear with a large lawned garden. The double detached garage has a useful fully boarded loft space with ladder access.

On entering the property there is a light and very spacious hall, doors lead to the living room, kitchen/diner and further sitting room/study. The open plan kitchen and dining room is modern and fitted with an extensive range of matching units with an island and integrated appliances including a Range oven, wine cooler, fridge freezer and Belfast sink. The space enjoys bifold doors onto the garden terrace with a southerly aspect. There is a separate utility room with downstairs toilet and shower facilities, with a further storage cupboard which houses the boiler and air source heat pump system.

The living room has a bright and modern feel with bifold doors providing great views over the garden and beyond.

The staircase rises to a spacious landing. The principal bedroom enjoys extensive views over the surrounding countryside and has a walk-in wardrobe, en-suite bathroom with bath, shower, toilet, twin sinks and heated towel rail; there is a further adaptable space that could be used for a nursery or further walk-in wardrobe area. The second guest bedroom is light and spacious with an en-suite shower room. From the bedroom there is also access into the loft which is fully boarded and has provisions to be converted with plumbing already installed (subject to building regulation approval). There are three further large bedrooms. The family bathroom is fitted to include both a bath and shower.

## OUTSIDE

The generous driveway provides parking for up to 4 cars plus motorhome/caravan with external power points. A detached double garage provides further storage having an electric roller door and a personnel door to the side with lights and power connected. The garage has access to a loft space which has potential to be converted. To the rear of the property the garden is easily maintained with a large level lawn enclosed by a fence boundary enjoying a quiet south-facing aspect and lovely views to the Shropshire countryside beyond the property.

## TENURE

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

## SERVICES

We are informed by our client that main water, electric and gas are connected. Private drainage. Verification should be obtained by your surveyor.

## COUNCIL TAX

Shropshire Council: Tax Band: G  
<https://www.gov.uk/council-tax-bands>

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

From Bridgnorth proceed towards Neenton on the B4364 where the property is located approximately 5 miles out on the left hand side.

Offers Around £680,000

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**