



The Old Kiln Church Lane, Bridgnorth, Shropshire, WV16 4NJ

BERRIMAN
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A four double bedroom detached bungalow with garage, parking for around six vehicles and good gardens in this sort after High Town location. Bridgnorth High Street - 1 mile, Much Wenlock - 7 miles, Telford - 14 miles, Kidderminster - 15 miles, Shrewsbury - 20 miles, Wolverhampton - 16 miles, Birmingham - 31 miles. (All distances are approximate).

LOCATION

The picturesque riverside market town of Bridgnorth has an abundance of amenities to include shops, cafés, post offices, pubs and restaurants along with a good selection of primary and secondary schooling, sports facilities, healthcare, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend farmers markets. Church Lane is within walking distance to a local convenience store, butcher and post office located on Sydney Cottage Drive with regular public transport close by.

ACCOMMODATION

This modern bungalow with UPVC double glazed windows and gas central heating is discreetly positioned off Church Lane with full access around the bungalow and a good size level garden. The living accommodation is well planned, enjoying a spacious hallway and featuring an open plan dining kitchen with a separate utility area. The bedrooms are all double in size and have the advantage of an ensuite shower room to the principal bedroom.

Entering from a recessed porch into a spacious hallway with a further door leading to the rear garden. There are two useful storage cupboards, and access to the reception areas and bedrooms. The fitted breakfast kitchen leads into an open dining area, having a range of fitted wood effect units of cupboards, drawers and wall cupboards including an integrated gas hob with extractor hood over, dishwasher and Rayburn for cooking. Beyond is a separate utility with sink unit plumbing for washing machine and central heating boiler with a door giving side access and a further door to the guest WC. The spacious living room has sliding patio doors leading into the garden and an inglenook fireplace housing a Clear View log burner. The bungalow has four double bedrooms, the principal bedroom having a modern shower room en-suite and a further house bathroom fitted with a panelled bath, separate shower cubicle, hand basin and WC. There is access to a large loft with loft ladder from the hallway.

OUTSIDE

The bungalow includes a detached brick garage with a large tarmac driveway providing excellent parking for around 6 cars. There is gated access around the bungalow with good sized gardens having a patio, greenhouse, flower borders with mature shrubs and a level lawn area enclosed by a fence/hedge boundary.

SERVICES

We are advised by the clients that all main services are connected.

TENURE

We are advised by the clients that the property is FREEHOLD with VACANT POSSESSION UPON COMPLETION. There is no upward chain.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

Strictly by appointment through the Bridgnorth Office

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

From Salop Street proceed onto the Wenlock Road, after the pedestrian crossing take a right turn into Church Lane, continue beyond Racecourse Drive and the bungalow is beyond some maisonettes on the right hand side.

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Offers Around
£445,000

EPC: D

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.



THE OLD KILN
CHURCH LANE, BRIDGNORTH

HOUSE: 156.2sq.m. 1,681.6sq.ft.
GARAGE: 15.8sq.m. 170.6sq.ft.
TOTAL: 172.0sq.m. 1,852.2sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



