



3 Hillside Avenue, Bridgnorth, Shropshire, WV15 6BS

BERRIMAN
EATON

3 Hillside Avenue, Bridgnorth, Shropshire, WV15 6BS

In a wonderful corner position, this three bedroom semi-detached home has good parking and a garage. Well maintained, there is scope to extend (STPP) given the extra plot size. Bridgnorth town centre- 1 mile, Telford - 13 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Birmingham - 28 miles. (All distances are approximate).

LOCATION

The historic market town of Bridgnorth is home to many places of interest such as the Severn Valley Steam Railway, funicular railway, theatre on the steps and the River Severn offering scenic riverside walks. The town offers an excellent range of facilities from shops, pubs, cafés and restaurants to primary and secondary schooling, leisure/sports clubs, cinema, hospital and health care services including a hospital. The bustling High Street has much to offer with local markets and seasonal events held on the weekends. Hillside Avenue is located just off the A442 walking distance into the town and nearby countryside walks including the River Severn.

ACCOMMODATION

Benefiting from UPVC double glazing and gas central heating, the property comprises: Entering into a side hallway with stairs rising into the first floor, the kitchen is located to the rear with a further door giving side access. The fitted kitchen comprises base cupboards, drawers, work surfaces and wall cupboards with an inset stainless steel sink unit and appliance space. Beyond is a separate dining room that has sliding patio doors into the rear garden, whilst a further door leads into the spacious lounge that's been extended with a walk-in bay window to the front and also has a feature gas fire with up-lighting in a composite stone fire surround. On the first floor, the landing has an airing cupboard and access to a boarded loft with pull down ladder. The three bedrooms are all a good size, bedroom one having a built-in wardrobe and bedroom two having two fitted wardrobes. The house bathroom has been refitted with a corner shower unit, hand basin and WC with fully tiled walls.

OUTSIDE

Outside 3 Hillside Avenue is a special position having a large garden to the side. At the front, the garden is laid to lawn with flower borders and a block paved wide driveway providing parking space for two vehicles. Beyond is the garage with light and power points and a shed to the rear. There are lawn gardens to the side with a pretty hedge boundary and gated access leading into the sunny rear garden with a patio area.

SERVICES

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

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: C.
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Strictly by appointment through the Bridgnorth Office.

DIRECTIONS

Leaving Bridgnorth heading out towards Kidderminster on the A442 via Hospital Street. At the island continue straight over, taking the next left turn into Hillside Avenue. The property can be found a short way along on the left hand side.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

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Lettings Office

01902 749974

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Worcestershire Office

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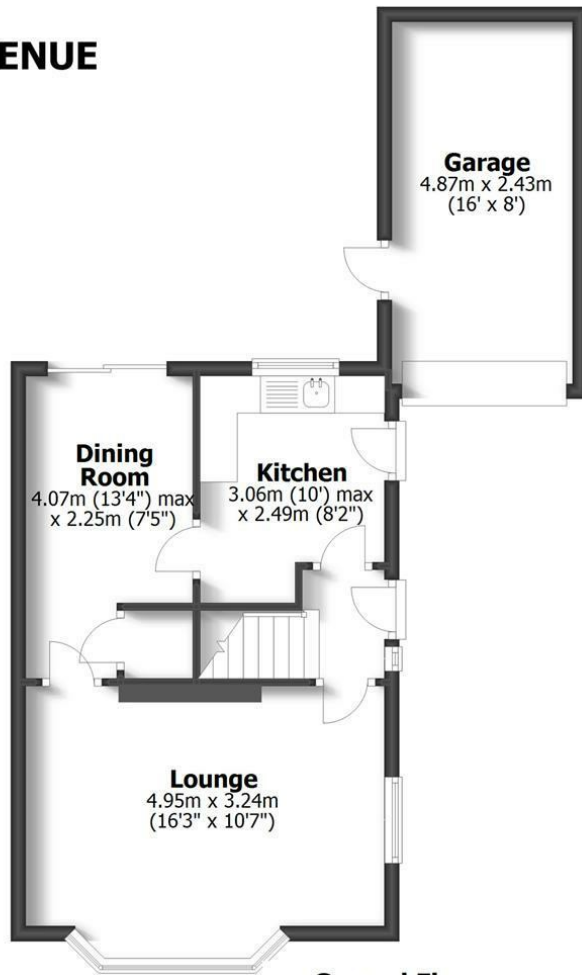
Offers Around
£300,000

EPC: E

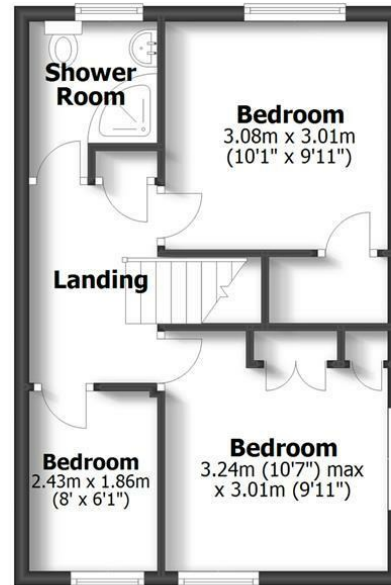
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**3 HILLSIDE AVENUE
BRIDGNORTH**



Ground Floor



First Floor

HOUSE: 72.1sq.m. 776.0sq.ft.
 GARAGE: 11.8sq.m. 127.4sq.ft.
TOTAL: 83.9sq.m. 903.4sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

