



2 King Charles Way, Bridgnorth, Shropshire, WV16 4JY

BERRIMAN
EATON

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Having been fully refurbished to an exceptionally high standard this three storey modern townhouse is conveniently located within walking distance to the High Street and riverside walks.

NO UPWARD CHAIN

Telford - 13 miles, Shrewsbury - 21 miles, Wolverhampton - 15 miles, Stourbridge -17 miles. Kidderminster - 14 miles, Birmingham - 31 miles.

(All distances are approximate).

LOCATION

Situated in a quite cul-de-sac just off Riverside, this very unique location provides the freedom to participate on foot the towns excellent range of facilities and an abundance of riverside walks. The historic market town itself offers a good range of amenities to include a range of independent shops, pubs, cafes and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum and the iconic funicular cliff railway.

ACCOMMODATION

2 King Charles Way has undergone a full scheme of comprehensive refurbishment to create spacious, three storey contemporary town living, with every room finished to the highest standard with an integral garage and landscaped garden. There is off road parking for three cars.

On entering the property, the entrance hall is laid with solid oak flooring along with a glass and steel staircase rising to the upper floors. There is a guest WC, cloakroom, integral access to the garage and a full width sitting room to the rear with patio doors opening out to the garden. To the first floor, the current owners have created open plan living having a fitted kitchen with breakfast bar extending through into the spacious living area laid with engineered oak flooring. The modern kitchen is fitted with a range of matching base and wall cabinets, granite worktops, sink unit and integrated appliances to include an oven/grill, induction hob with extractor, fridge/freezer and a dishwasher. A separate utility room provides further storage with work tops, sink unit, WC and the provision for a washing machine and dryer.

Stairs rise to the second floor landing having access to a loft space and linen cupboard. The main double bedroom enjoys an outlook to the front with fitted wardrobes and a contemporary en-suite shower room fitted with a white suite to include a concealed WC, wash hand basin with vanity unit, heated towel rail and a walk-in shower. A further double bedroom overlooks the rear aspect with fitted mirrored wardrobes and a third smaller bedroom which is currently used as a dressing room. The house bathroom is fully tiled and comprises a white suite to include a concealed WC, wash hand basin, vanity drawers and a wall mounted mirror with inset lighting.

OUTSIDE

A newly coated tarmac driveway provides off road parking to the front with a single garage having a remote roller shutter door and integral access. A side gate opens into the most delightful rear garden, having been re-designed and landscaped to create a patio terrace off the sitting room with a lawned garden extending beyond edged with planted colourful borders and a further seating area to relax and catch the evening sun.

SERVICES

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

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

Tax Band: E.
Shropshire Council.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

POSSESSION

Vacant possession will be given on completion.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£450,000

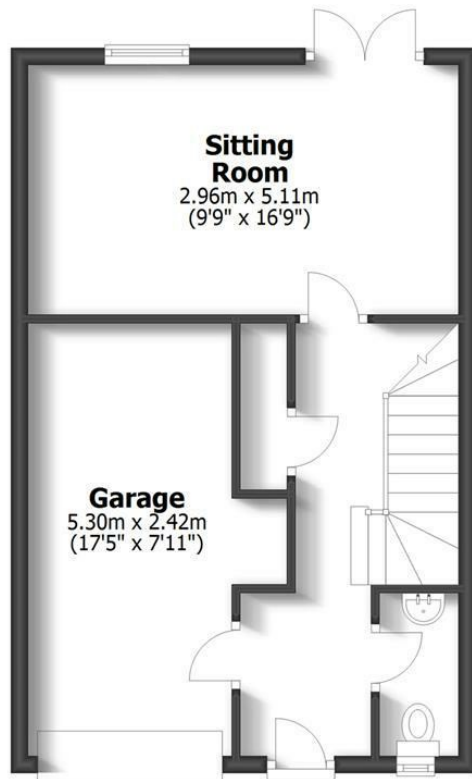
EPC: C

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.

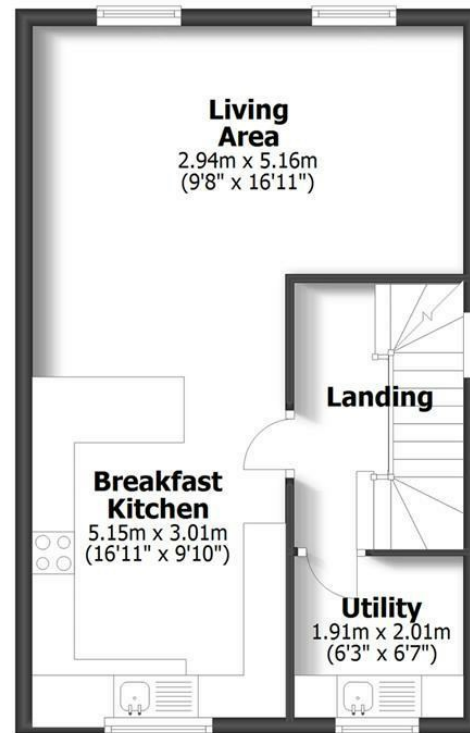


**2 KING CHARLES WAY
BRIDGNORTH**

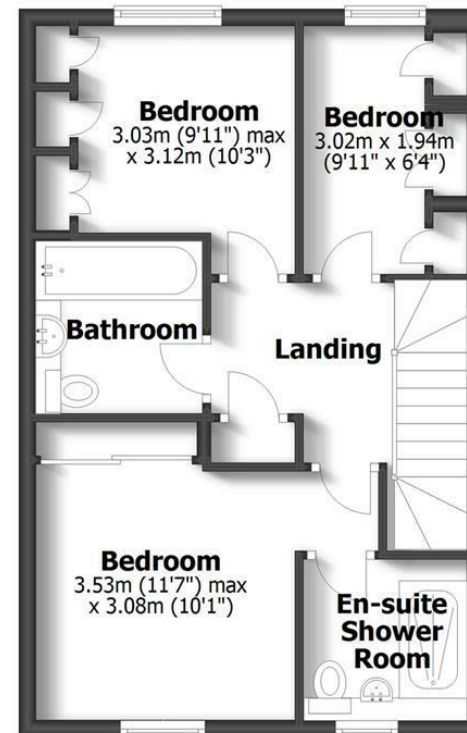
HOUSE: 111.8sq.m. 1,203.6sq.ft.
 GARAGE: 13.1sq.m. 140.8sq.ft.
TOTAL: 124.9sq.m. 1,344.4sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

