



BERRIMAN
EATON
SALE
766499

1 Brown Clee Road, Ditton Priors, Bridgnorth, WV16 6ST

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A modern and much improved semi detached family home offering spacious three bedroom living accommodation located within this picturesque Shropshire village of Ditton Priors. Bridgnorth - 9 miles, Much Wenlock - 9 miles, Kidderminster - 19 miles, Shrewsbury - 21 miles, Ludlow - 14 miles, Telford - 22 miles, Birmingham - 36 miles. (All distances are approximate).

LOCATION

Ditton Priors is a small, rural village South West of the historic market town of Bridgnorth, located at the foot of the Brown Clee Hill. Surrounded by beautiful natural Shropshire countryside, the area is highly sought after for walkers and other outdoor pursuits. The village itself has a selection of local amenities including a primary school, church, post office, medical practice, convenience store and excellent butchers. There is also a petrol station, public house and a village hall/community centre, all within walking distance.

ACCOMMODATION

Having been modernised by the current owners, this home is immaculately presented throughout enjoying a modern open plan dining kitchen and gardens to the front and rear with views from the first floor.

On entering the property through the enclosed front porch, the hallway leads through having stairs rising to the first floor and a useful understairs storage cupboard. The open plan dining kitchen enjoys a dual aspect with French doors opening out to the rear garden. The kitchen is fitted with a range of matching base and wall cabinets, drawers and work tops over. There is an inset sink unit, tiled splash backs and a built in oven and hob with extractor hood above. Off the kitchen is a large walk in storage cupboard which also houses the central heating boiler. A utility room gives side access along with further matching base cupboards, work tops over and space for appliances. The lounge is fitted with a log burner and connects into the conservatory via sliding patio doors enjoying an outlook across the garden.

From the hall, stairs rise to the first floor landing where there are two good sized double bedrooms both of which enjoy views to the rear and a third bedroom which is currently used as a dressing room fitted with wardrobes. The family bathroom comprises a modern white suite to include a WC, wash hand basin, corner shower and a bath.

OUTSIDE

Set back off the lane, within a generous plot, a driveway to the front extends to the side provides good off road parking, with a lawned fore garden and gated access to the rear. The rear garden is enclosed, mainly laid to lawn with a raised seating/dining terrace leading off the conservatory.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. 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. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: B.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

Leaving Bridgnorth on the A458 towards Shrewsbury. On entering Morville, fork left onto the B4368 sign posted Craven Arms. Follow this road along and after approximately 3 miles turn left sign posted Ditton Priors. On entering the village of Ditton Priors continue through passing the petrol station on your right, turn left into Station Road and continue along where the property is located along on the right hand side just after the turning for Brown Clee Road.

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

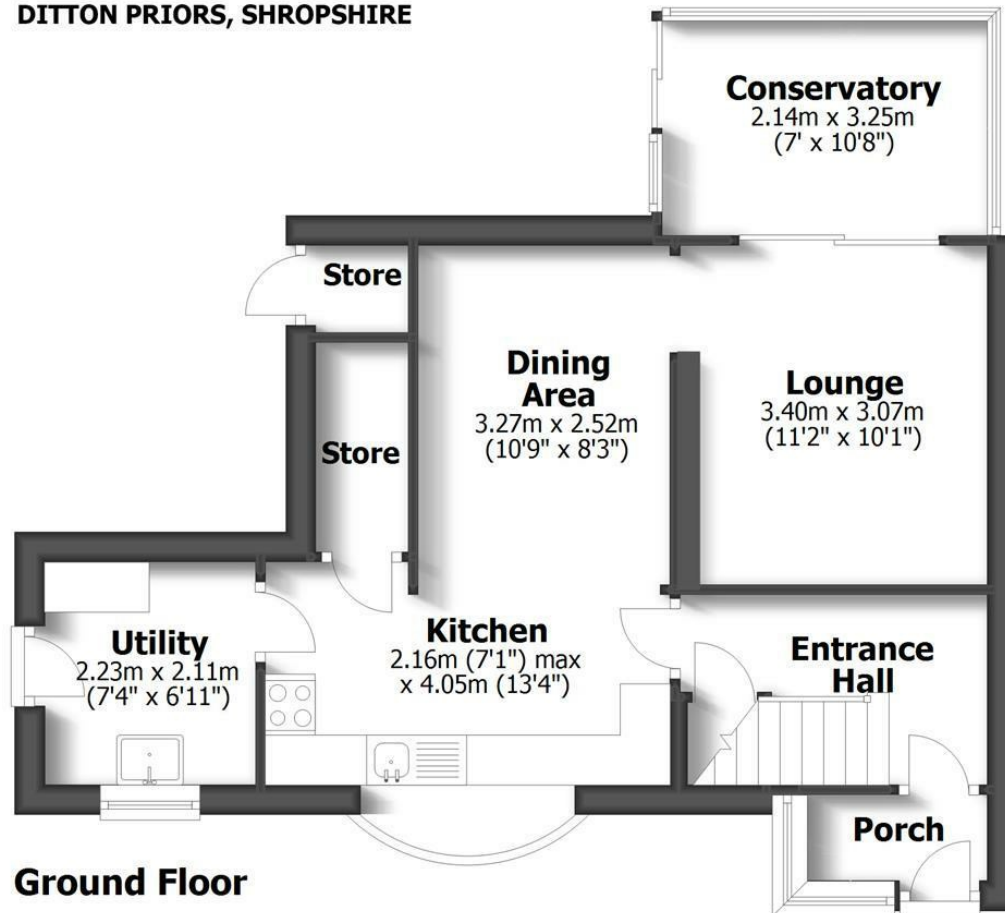
Asking Price
£270,000

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.



1 BROWN CLEE ROAD
DITTON PRIORS, SHROPSHIRE



TOTAL: 90.8sq.m. 977.20sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

