



105 Hook Farm Road, Bridgnorth, Shropshire, WV16 4RB

BERRIMAN  
EATON



# 105 Hook Farm Road, Bridgnorth, Shropshire, WV16 4RB

A rare three bedroom detached bungalow in a quiet cul-de-sac with near-by bus services. The pretty garden has views. NO UPWARD CHAIN.  
Much Wenlock - 8 miles, Telford - 13 miles, Shrewsbury - 20 miles, Ludlow - 20 miles, Kidderminster -15 miles, Wolverhampton - 15 miles, Birmingham - 30 miles.  
(All distances are approximate).

## LOCATION

Hook Farm Road is a popular residential location nearby to bus stops, local shops in Sydney Cottage Drive and High Town amenities beyond. Bridgnorth is a picturesque Market Town with a variety of facilities including shops, cafes, post office, restaurants and pubs. Bridgnorth benefits from good schooling in both sectors as well as sporting facilities, healthcare and further local attractions such as the River Severn, Severn Valley Steam Railway and the farmers market of a weekend.

## ACCOMMODATION

Having an enclosed entrance porch, a door opens through into a spacious lounge overlooking the front elevation and a feature electric fire. Leading off is a further reception room/bedroom which is currently used as a dining area. The kitchen is fitted with base and wall cupboards, works tops and sink unit with the provision for appliances. A side door gives access to the garden and driveway. From the inner hall, there is access to a loft space and airing cupboard. There are two double bedrooms, both of which overlook to the back garden, with one having sliding patio doors giving access. The main shower room is fitted with a modern white suite to include a WC, pedestal wash hand basin and a tiled shower cubicle.

## OUTSIDE

A tarmac driveway to the front, extends down the side providing good off road parking with a feature foregarden. The rear garden is enclosed and enjoys a pleasant and peaceful aspect to include a lawned garden, edged with mature borders hosting a variety of shrubs and ornamental trees along with a gravelled seating area, garden shed and a paved 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. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Shropshire Council.

Tax Band: C.

[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

From the Bridgnorth office proceed to the High Street and turn left through the Northgate. Continue straight over the mini island and fork left onto Innage Lane passing St Leonards Primary School. At the junction, turn right onto Victoria Road and then left into Hook Farm Road. Continue towards the top end taking the last, left hand turn into Hook Farm Road (103-113A) when number 105 can be found directly in front of you.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

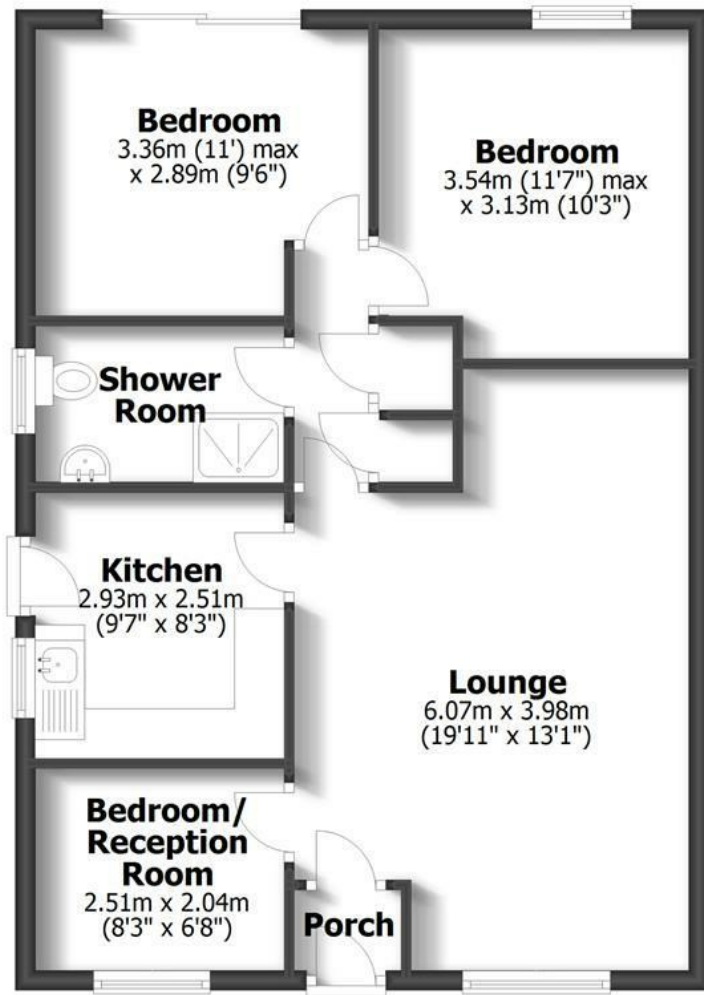
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£299,950

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.

**105 HOOK FARM ROAD  
BRIDGNORTH**



**TOTAL: 62.6sq.m. 673.6sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





