



12a Kidderminster Road, Bridgnorth, Shropshire, WV15 6BW

BERRIMAN  
EATON

# 12a Kidderminster Road, Bridgnorth, Shropshire, WV15 6BW

Built around 5 years, this modern detached home offers three bedrooms and three bathrooms with a large garden to the rear. It is within walking distance to the town's amenities and very close to a bus service.

Shrewsbury - 21 miles, Much Wenlock - 9 miles, Kidderminster - 13 miles, Telford - 12 miles, Wolverhampton - 14 miles, Stourbridge - 13 miles, Birmingham - 26 miles.  
(All distances are approximate).

## LOCATION

The historic market town of Bridgnorth is well provided with a versatile range of facilities including a diverse selection of shops; antique, gift, grocery, butchers and bakers shops, along with larger supermarkets, healthcare, hospital, cafes, pubs and restaurants. There is also a good selection of schools catering for most age groups, together with a leisure centre as well as cricket, soccer, rugby, hockey, rowing and swimming clubs. This is an ideal town for families. Bridgnorth Town is steeped with history and is home to many exciting attractions including The Severn Valley Railway and the funicular Cliff Railway.

## ACCOMMODATION

On entering the property, the entrance hall has doors off to the kitchen, lounge/diner, wet room, side access and under stairs cupboard. The breakfast kitchen has views towards the River Severn and the Severn Valley Railway. It is fitted with a range of base cupboards and drawers with worktops over, matching wall cupboards and built in appliances including a dishwasher, electric oven with grill, gas hob with extractor fan and a fridge/freezer. There is a sink unit and plumbing for a washing machine. To the rear is a large open plan living room with a dining area. There is a fitted wood burning stove and French doors opening to a patio area and a large productive garden. Completing the ground floor is a most useful wet room with WC.

Stairs rise from the hall to the spacious first floor landing which benefits from three storage cupboards. The large master bedroom overlooks the rear garden and has an en-suite shower room comprising a WC, pedestal wash hand basin and a corner shower. There are two further bedrooms and a family bathroom fitted with a WC, wash hand basin, panelled bath and heated towel rail.

The house is fitted with wood effect double glazing, gas fired combi boiler providing central heating and domestic hot water. The roof is very well insulated. The ground floor is block and beam construction with insulation, all leading to an energy rating B.

## OUTSIDE

The property is accessed via a shared block paving driveway with ample private parking to the front. Access to both sides of the property lead to a large rear garden, mainly laid to lawn edged with soft fruit bushes and a walnut tree. Beyond the lawn is a productive vegetable plot with a greenhouse and apple tree.

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

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

## POSSESSION

Vacant possession will be given on completion.

### 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  
£400,000

EPC: B

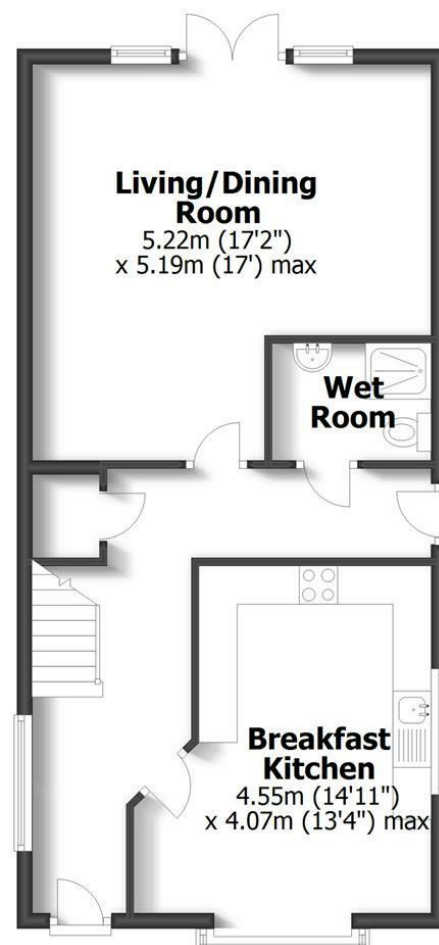
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



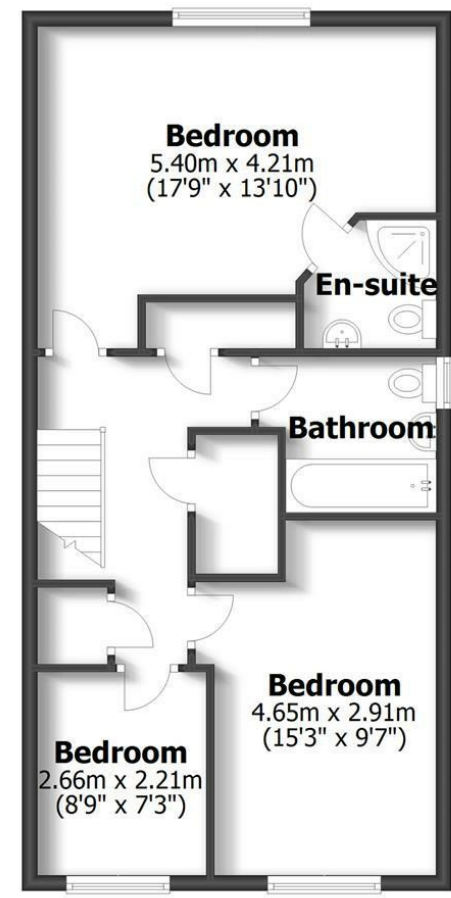
**12a KIDDERMINSTER ROAD  
BRIDGNORTH**

**TOTAL: 116.2sq.m. 1,250.8sq.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**

