



44 Rastrick Close, Bridgnorth, Shropshire, WV16 5AR

BERRIMAN
EATON

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An immaculate four bedroom town house in this sought after High Town location. Enjoying a private southerly facing rear garden with access to the parking area and garage. Bridgnorth High Street - 1 mile, Shrewsbury - 21 miles, Ludlow - 19 miles. Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Stourbridge - 15 miles, Birmingham - 31 miles.

(All distances are approximate).

LOCATION

This modern development maintains its popularity as a modern and fashionable residential area located on the edge of the High Town between the vibrant historic market town and Greenbelt countryside.

Bridgnorth is easily accessible to the West Midlands major centres and Shropshire towns. The historic town centre offers an excellent range of facilities that include a large selection of independent shops, pubs/bars, cafés and restaurants, along with primary and secondary schooling, healthcare services, hospital and an array of sports facilities, gyms and golf clubs. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum and the funicular cliff railway with an abundance of River Severn walks and cycle routes.

ACCOMMODATION

A stylish town house, this design provides accommodation on three floors with a wonderful breakfast kitchen fitted with a range of units and built in appliances to include a washing machine, cooker and a four ring gas hob. A full width living room is positioned to the rear and leads out into the private garden. Completing the ground floor is a guest cloakroom/WC and understairs storage. Three good sized bedrooms with a family bathroom are located on first floor, with a magnificent master bedroom suite on the second floor with a large bedroom area, storage and a modern en-suite shower room. Impeccably maintained since new, this is a beautifully presented home with fashionable kitchen and bathroom fittings.

OUTSIDE

44 Rastrick Close enjoys an enclosed mature rear garden with lawn and patio seating area having well stocked borders offering a variety of shrubs and flowering plants with gated access leading into the shared courtyard where there is a SINGLE GARAGE having a private parking space in front of the garage.

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.

LOCAL AUTHORITY

Shropshire Council.
Tax Band:
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:

From our offices proceed onto Salop Street and take the next left onto the Ludlow Road. Proceed towards the top of the Ludlow Road taking the last turning on the right before the island into Harley Way. Continue along taking the next left into Maudlins Way. Follow the road around where number 44 is positioned along on the left hand side.

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Wombourne Office

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Worcestershire Office

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Offers Over
£300,000

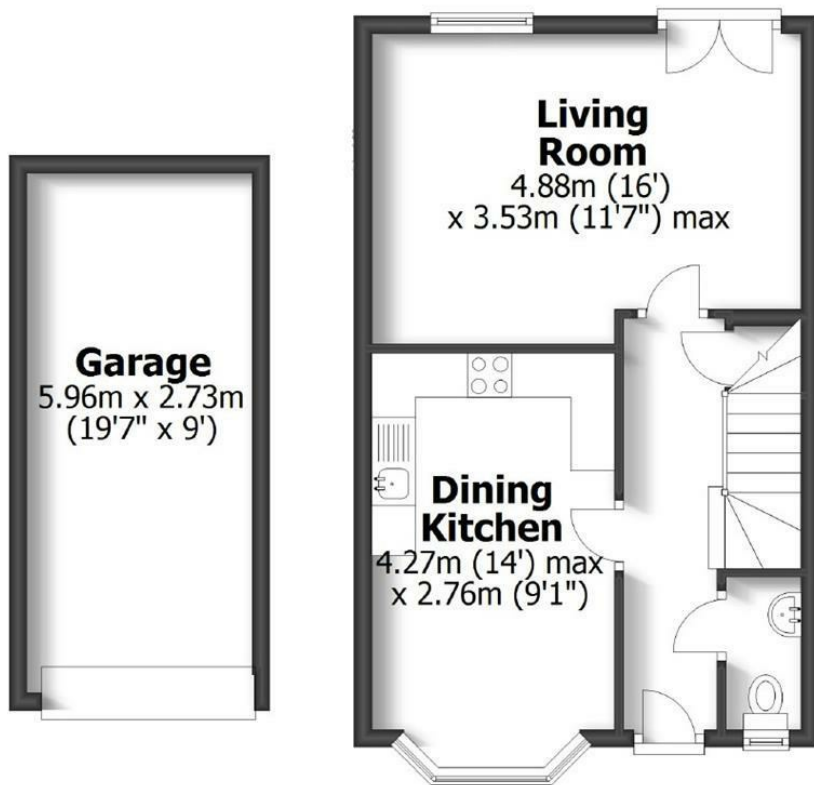
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

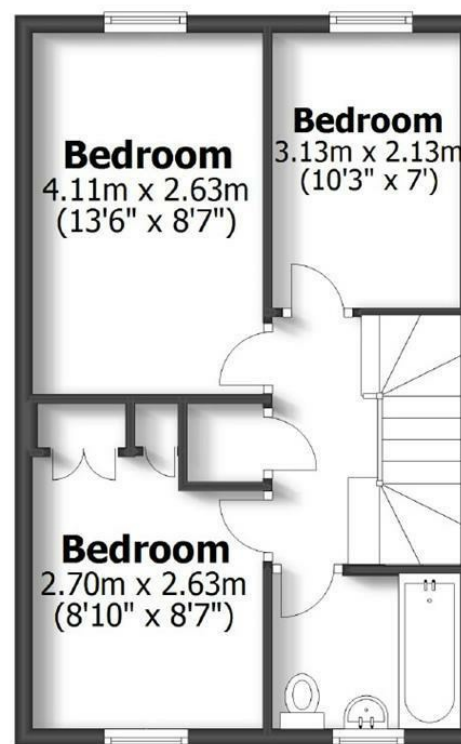


**44 RASTRICK CLOSE
BRIDGNORTH, SHROPSHIRE**

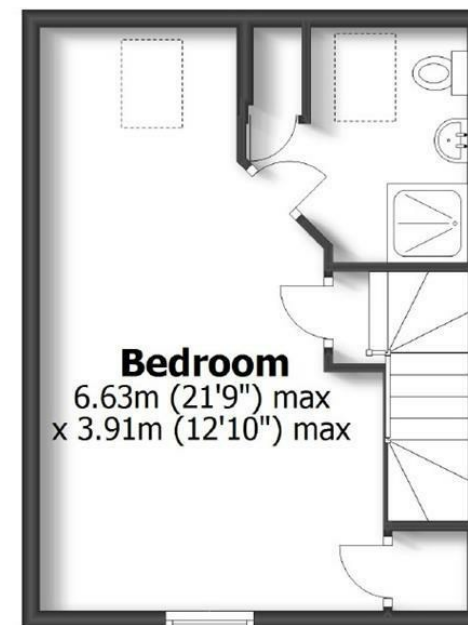
HOUSE: 109.5sq.m. 1178.3sq.ft.
 GARAGE: 16.3sq.m. 175.4sq.ft.
TOTAL: 125.8sq.m. 1,353.7sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

