



33 Avondale Road, Bridgnorth, Shropshire, WV16 5DJ

BERRIMAN
EATON

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Having been updated throughout, this conveniently located three bedroom link detached home offers an adjoining garage and landscaped garden to the rear. Much Wenlock - 8 miles, Shrewsbury - 19 miles, Ludlow - 19 miles, Telford -14 miles, Wolverhampton - 15 miles, Kidderminster - 14 miles, Birmingham - 27 miles. (All distances are approximate).

LOCATION

The historic market town of Bridgnorth offers an extensive selection of facilities including shops, schooling, health services, hospital, post offices and numerous pubs, cafés and restaurants. There is also a good selection of sports clubs, bustling weekend markets and local attractions such as the Severn Valley Railway, River Severn and the funicular Cliff Railway. Avondale Road is a much sought after location being within walking distance to the town's High Street, Castlefield's primary school and both secondary schools, with an abundance of countryside walks and near-by public transport routes to local and regional centres.

ACCOMMODATION

On entering the property, there is an entrance hall with a door opening into the lounge having a bow window looking out to the front elevation. From the inner hall, stairs rise to the first floor landing and doors off to a modern fitted open plan dining kitchen comprising an extensive range of cupboards along with fitted appliances to include a fridge, freezer, double oven/grill, microwave and a ceramic hob with extractor above. Extending off the kitchen is the dining area with a door and window looking out to the garden. The rear lobby provides a utility cupboard and a guest WC. A door gives integral access to the garage and a back door to the garden. To the first floor there are three bedrooms, two having built in wardrobes and and a modern family bathroom having a bath, separate walk-in shower, WC and wash hand basin.

OUTSIDE

To the front, a tarmac driveway provides off road parking for two cars with access to the single garage. The rear garden has been re-landscaped and offers a paved patio terrace, feature pond and a lawned garden area beyond, all enclosed by a fence boundary.

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: D

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

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

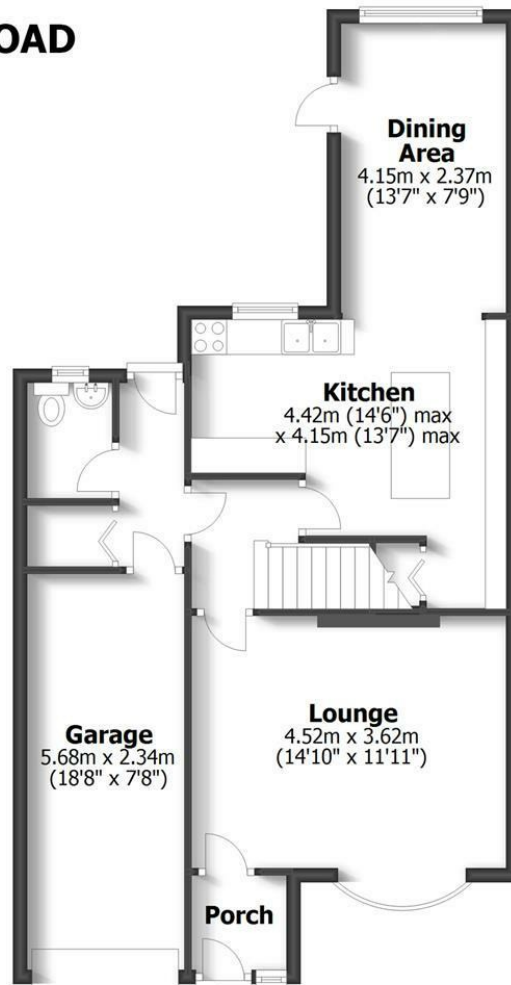
Offers Around
£385,000

EPC: D

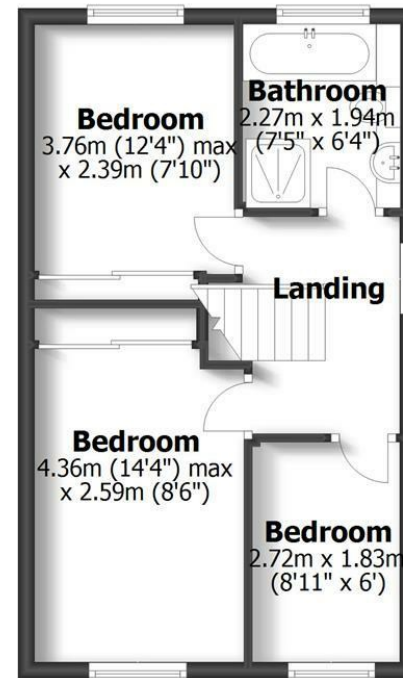
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**33 AVONDALE ROAD
BRIDGNORTH**



Ground Floor



First Floor

HOUSE: 89.7sq.m. 965.2sq.ft.
 GARAGE: 12.8sq.m. 137.7sq.ft.
TOTAL: 102.5sq.m. 1,102.9sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

