



17 Castlefields, Bridgnorth, Shropshire, WV16 5DH

BERRIMAN  
EATON

# 17 Castlefields, Bridgnorth, Shropshire, WV16 5DH

A large detached family home, enjoying a corner plot offering generous living accommodation with four bedrooms. Walking distance to Castlefields Primary School and close to amenities. Much Wenlock - 8 miles, Telford - 14 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles. Wolverhampton - 15 miles, Ludlow - 19 miles, Birmingham - 34 miles. (All distances are approximate).

## LOCATION

The historic market town of Bridgnorth on the River Severn makes a very desirable location to live. Castlefields is a particularly sought after in the High Town area being within walking distance to the bustling High Street and its amenities. The Primary school of Castlefields is just a stones throw away. There are many places of interest and historical buildings with pleasant walkways including the Castle Walk and Gardens, funicular Railway and the Severn Valley Railway with its historic steam trains and themed events held throughout the year.

Within the town there are a range of facilities including a diverse selection of shops, pubs, cafes and restaurants along with an art deco cinema and theatre on the steps. The town also offers a selection of primary and secondary schooling, healthcare services and a hospital.

## OVERVIEW

A modern family home, conveniently located having been extended to create excellent ground floor living space with a 23ft living room with bi-fold doors and an open plan dining kitchen with a separate utility room. Solid oak flooring extends through from the entrance hall to the dining room and living room. The property is also equipped with Nest fire alarms, heating thermostat and doorbell.

## ACCOMMODATION

On entering the property, there is an entrance porch which opens through into the hallway, laid with oak flooring and floor to ceiling windows giving an open aspect into the dining room. Across the hall is a ground floor bedroom with walk in wardrobe which also houses the central heating boiler. This room can easily be adapted to a home office or further reception room if required. From the inner hall, stairs rise off to the first floor with doors off to; a large family bathroom fitted with a suite to include a WC, wash hand basin, walk in shower, bath and a heated towel rail. The living room extends the full width and enjoys an outlook to the rear garden with two sets of bi-fold doors opening out onto the elevated patio terrace. The dining kitchen is fitted with matching base cupboards and drawers with work tops over, inset sink unit and built in appliances to include a dishwasher, oven, grill, ceramic hob and extractor hood above. A back door and window gives access to the garden. Leading off the kitchen is a guest WC and utility room providing a sink unit and provision for a washing machine. A further door opens into a useful store room (originally the garage) with mezzanine storage above and a up/over garage door to the front.

A turning staircase from the hall rises to the first floor landing, with eaves storage, sky light and doors off to two double bedrooms, both of which have access to eaves storage and a further bedroom with a sky light to the side aspect along with a shower room comprising a WC, wash hand basin and shower cubicle.

## OUTSIDE

Set back behind a gravelled driveway which provides ample off road parking along with an EV charger. A lawn extends to the side, screened by a mature hedge. The lawned gardens continue down the side and around to the rear enclosed by a fence and hedge boundary which provides a good degree of privacy. Steps lead up to an elevated sun terrace with seating and dining area.

## SERVICES

We are advised by our client that all mains 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](http://www.berrimaneaton.co.uk)

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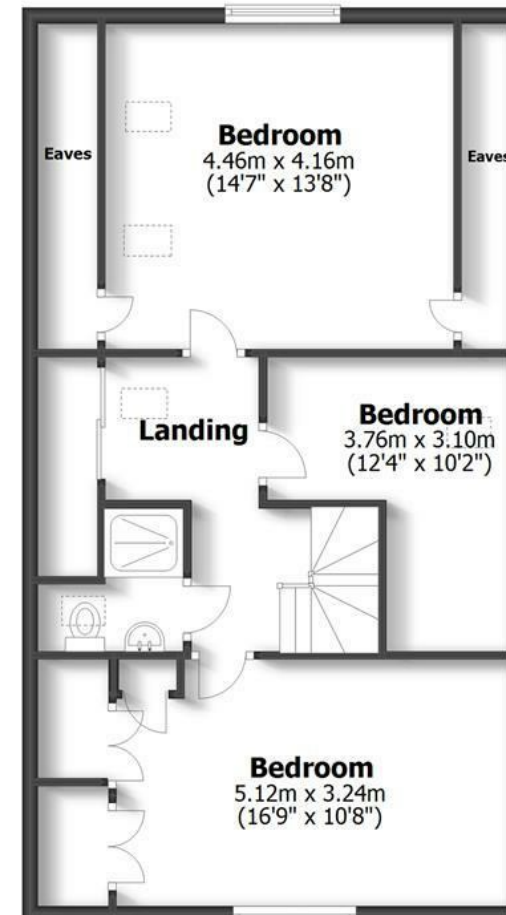
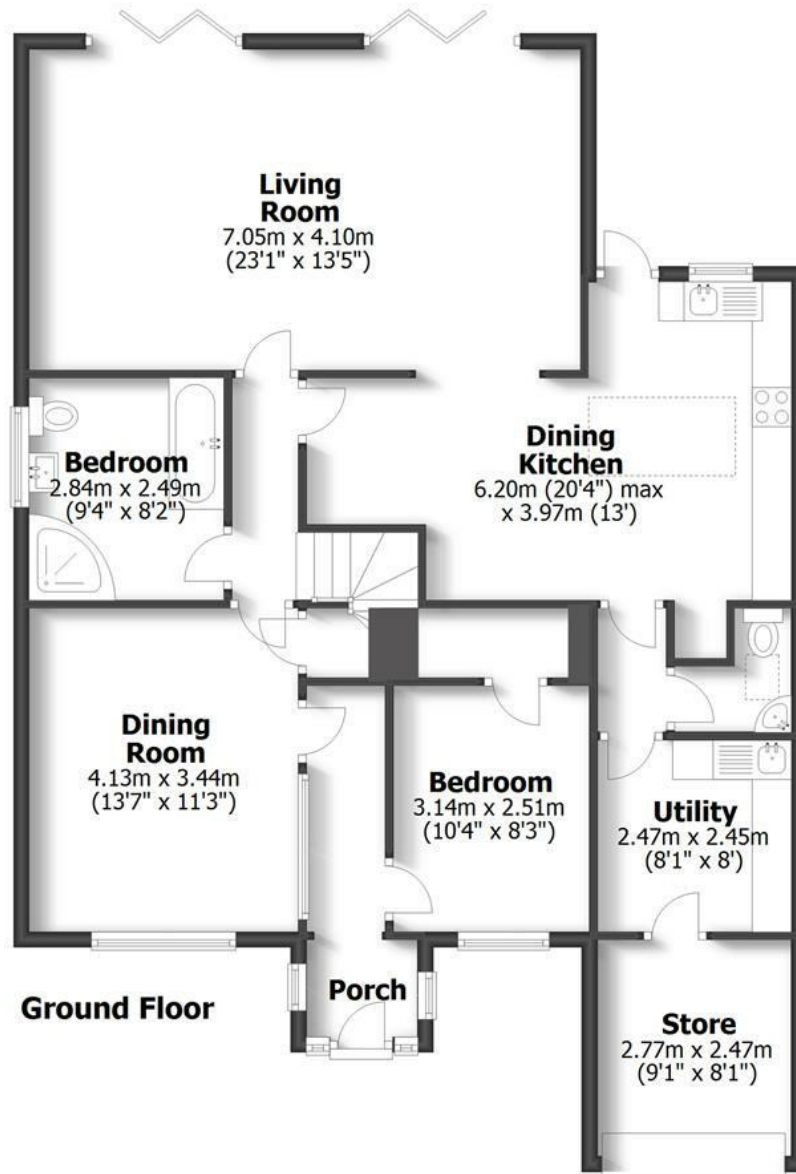
EPC: D

**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.

**17 CASTLEFIELDS**  
**BRIDGNORTH**

HOUSE: 171.6sq.m. 1,847.6sq.ft.  
STORE: 6.8sq.m. 73.7sq.ft.  
**TOTAL: 178.4sq.m. 1,921.3sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**First Floor**





