



1, The Oaks Kidderminster Road, Alveley, Bridgnorth, Shropshire, WV15 6LN

BERRIMAN  
EATON



# 1, The Oaks Kidderminster Road, Alveley, Bridgnorth, Shropshire, WV15 6LN

A most spacious four bedroom, two bathroom home with a double garage and underfloor heating throughout with an air source heat pump. Enjoying a modern layout and appointments in this sought after village with amenities within walking distance.

Kidderminster - 7 miles, Bridgnorth - 7 miles, Stourbridge - 10 miles, Wolverhampton - 18 miles, Shrewsbury - 27 miles, Ludlow - 26 miles, Worcester - 21 miles.  
(All distances are approximate).

## LOCATION

Alveley village is located in-between Bridgnorth and Kidderminster just off the A442. The village offers a primary school and recreation grounds with children's play area, there are also nearby shops and sports facilities to include a tennis club, cricket club and a variety of other active community and social groups. Of note is the Severn Valley Country Park, with its own café that sits alongside the River Severn and the Severn Valley Steam Railway (with Halt Station), whilst many cycling and walking routes weave through the countryside. Situated between Bridgnorth and Kidderminster with excellent road links to the motorway network, rail links can be found at Wolverhampton, Stourbridge, and Kidderminster.

## ACCOMMODATION

A canopy porch with front door opens into the entrance hall, with stairs off to the first floor and a guest cloakroom/WC. Double doors open into a full width open plan dining kitchen, with windows to the front, side and rear. The kitchen area is fitted with modern contrasting base and wall cabinets, work tops over, breakfast bar, sink unit and built in appliances to include an oven/grill, induction hob with extractor hood over, dishwasher, fridge and freezer. Leading off the kitchen is a separate utility providing further cupboard space, sink unit and provision for a washing machine, A back door gives access into the garden. The living room, again extends to the full length, having a bay window to the front, French doors to the rear and a feature central fireplace housing a wood burning stove.

From the hall stairs rise to the first floor landing with access to a loft space and doors off to; Master double bedroom, overlooking the front elevation along with fitted wardrobes and an en-suite shower room. There are three further double bedrooms, all of which benefit from a double wardrobe and are serviced by the family bathroom fitted with a suite to include a WC, wash hand basin and a bath with shower over.

## OUTSIDE

The house is at the end of a private cul-de-sac with a driveway and access to the double detached garage that has power points and lights with loft storage space above. To the side there is a log store, whilst gated side access leads to the rear garden that is mainly laid to lawn with a full width patio and flower borders. In the rear garden is a timber shed and a cold water tap.

## SERVICES

We are advised by our client that mains drainage, water and electricity 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.

## 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)

Offers Around  
£450,000

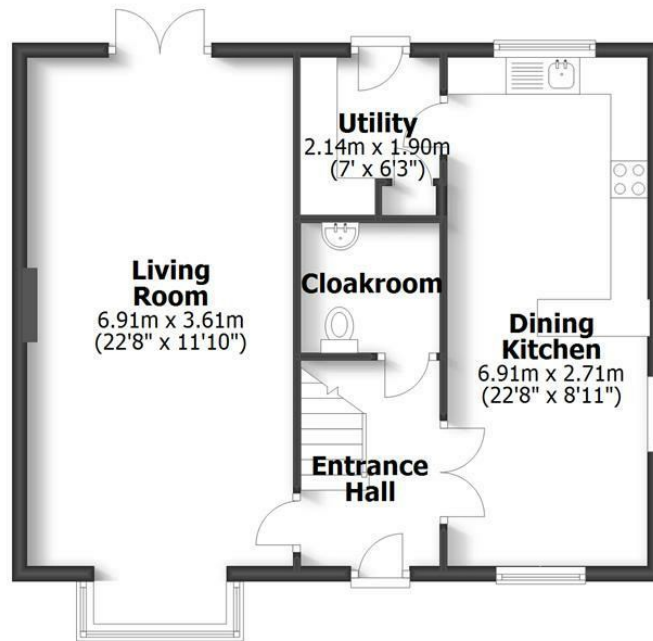
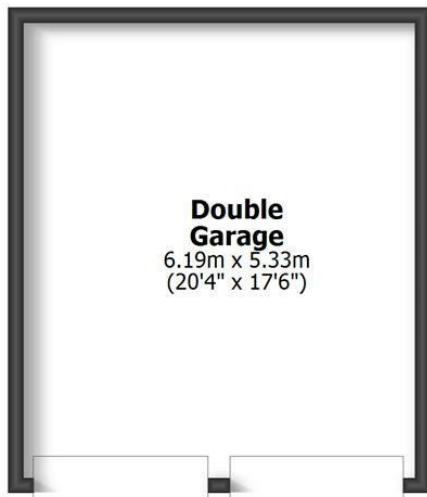
EPC:

**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.

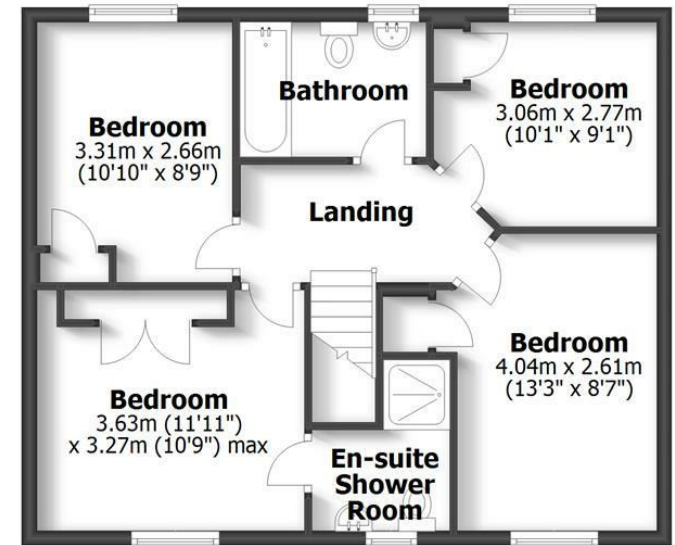


**1 THE OAKS**  
**KIDDERMINSTER ROAD, ALVELEY**

HOUSE: 117.1sq.m. 1,261.0sq.ft.  
 GARAGE: 32.9sq.m. 354.5sq.ft.  
**TOTAL: 150.0sq.m.1,615.5sq.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**



