



**Orchard Bungalow and Annexe, Hilton, Bridgnorth, Shropshire, WV15 5PB**

**BERRIMAN**  
**EATON**





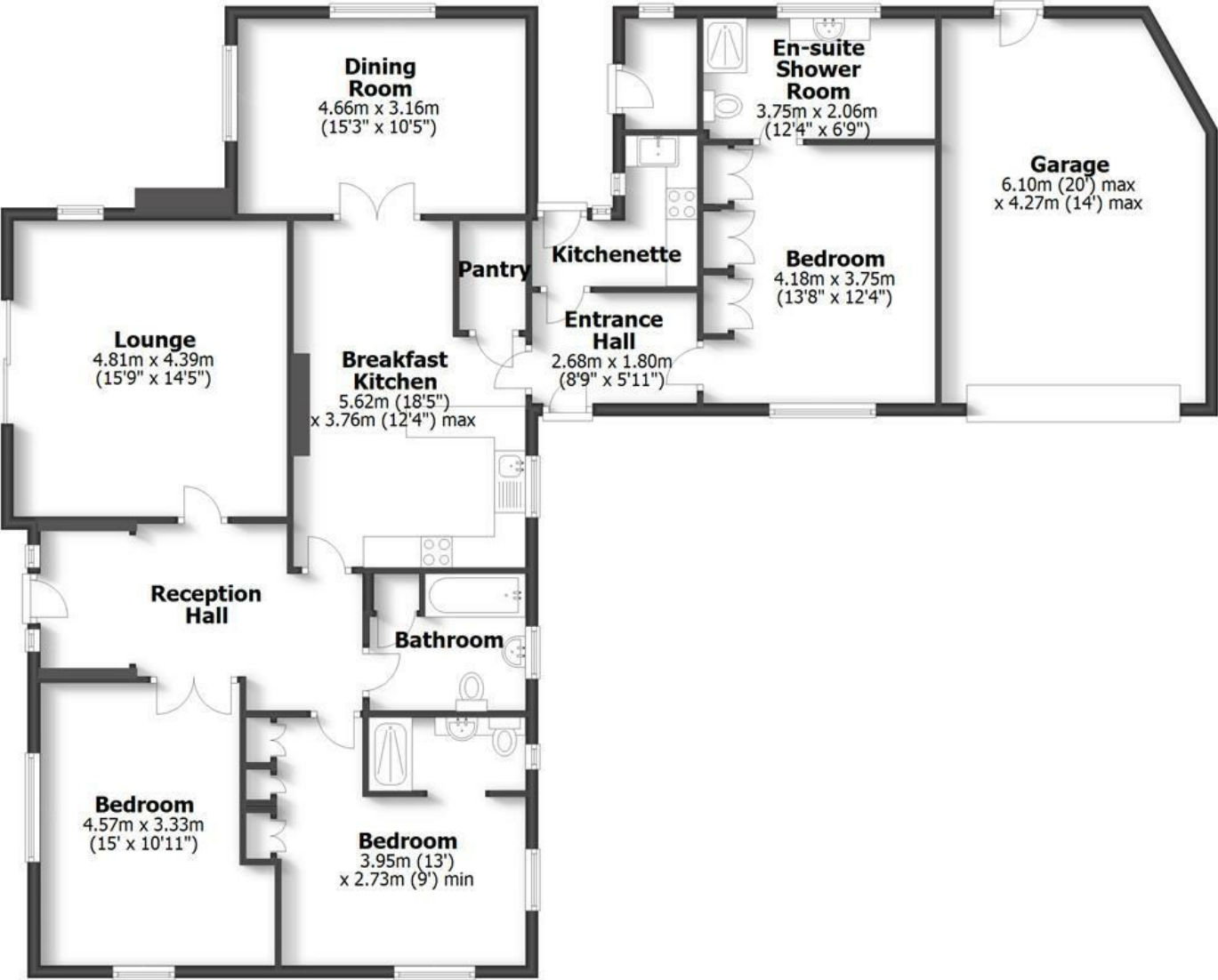
## Orchard Bungalow and Annexe, Hilton, Bridgnorth, Shropshire, WV15 5PB

An excellent single storey residence, set behind a gated driveway offering 3/4 double bedroom accommodation, adjoining double garage, surrounding gardens and a first floor self contained luxury annexe. SOLAR PANELS reducing utility bills.  
 Worfield - 1.5 miles, Bridgnorth - 5 miles., Wombourne - 8 miles. Kidderminster - 16 miles, Telford - 13 miles, Wolverhampton - 10 miles, Shrewsbury - 26 miles, Birmingham - 31 miles.  
 (All distances are approximate).

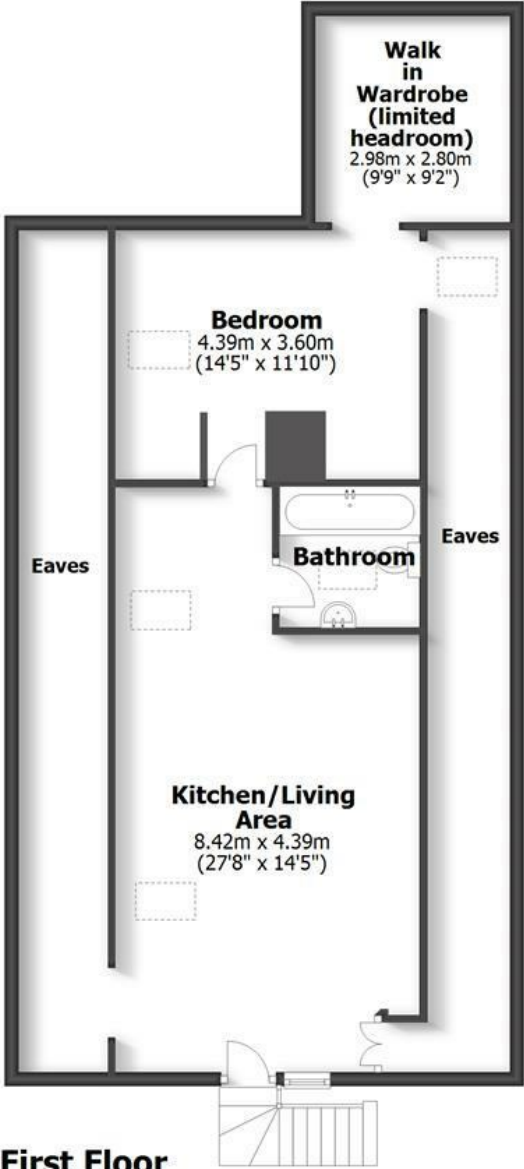
**ORCHARD BUNGALOW**  
**HILTON, BRIDGNORTH**

HOUSE: 146.8sq.m. 1,580.3sq.ft.  
GARAGE: 25.6sq.m. 275.8sq.ft.  
ANNEXE: 61.0sq.m. 656.9sq.ft.  
**TOTAL: 233.4sq.m. 2,513.0sq.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**

## LOCATION

Hilton is located only a short distance from the historic market town of Bridgnorth off the A454 between the major centres of Wolverhampton, Telford, Dudley and Stourbridge making an ideal destination for commuters. There are more local amenities with a general store, farm shop and cafe at Rudge Heath with the local primary school, church and post office in the village of Worfield. This semi rural location provides access to an abundance of beautiful countryside walks and bridal paths, with more extensive shopping in the Market Town of Bridgnorth.

## ACCOMMODATION

Approached via gravelled gated driveway, there is ample parking along with an adjoining garage. On entering the property, the front door opens into a light and spacious reception hall with doors off to; Living room with sliding patio doors onto the terrace and an inset cast iron log burner. The breakfast kitchen is fitted with a range of matching base and wall cabinets, sink unit, built in oven/grill. electric hob above, extractor hood, walk in pantry and a feature fireplace with log burner. A window looks out to the driveway. From the kitchen, double doors open into the adjoining dining room and a door into the rear entrance hall/boot room. From here there is access to both the front and rear with doors off to a kitchenette area and a double bedroom fitted with wardrobes and a large en-suite shower room. This area offers the flexibility to become a self contained area if required. From the reception hall there are two further double bedrooms, one having an en-suite shower room along with a family bathroom fitted with a suite to include a WC, hand basin and a bath with shower attachment over.

An external staircase rises to the first floor annexe which currently provides an open plan kitchen/living area with sky lights and eaves storage along with a fitted bathroom, double bedroom and walk in wardrobe area (limited headroom).

## OUTSIDE

A gravelled driveway leads to good parking with access to the adjoining double garage and wrap around gardens. The gardens are mainly laid to lawn with mature planted borders enjoying a good degree of privacy. To the rear is an adjoining boiler room with the provision for laundry appliances.

## SERVICES:

We are advised by our client that mains water and electricity are connected. Oil fired central heating. Private drainage via a recently installed (January 2024) water treatment plant with a 25 year guarantee. Verification should be obtained from your surveyor. Solar panels are installed for the domestic supply.

Central heating boiler and water tank have been replaced within the last 5 years.

## TENURE:

We are advised by our client that the property is FREEHOLD. 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.

## DIRECTIONS:

From Bridgnorth proceed towards Wolverhampton on the A454. Hilton is approximately 5 miles from Bridgnorth. When entering the Hamlet of Hilton, continue to climb the hill where the entrance to Orchard Bungalow can be found on the left hand side just before the bend.

Offers Around £645,000

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.







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