



22 Paulbrook Road, Bridgnorth, Shropshire, WV16 5DN

BERRIMAN
EATON

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An impressive five bedroom detached home with a large driveway and easy pedestrian access into the High Town. Having four reception rooms, this is a quality home with no upward chain featuring beautiful wooden flooring to the principal areas.

Shrewsbury - 19 miles, Telford -14 miles, Wolverhampton - 15 miles, Kidderminster - 14 miles, Birmingham - 27 miles, Ludlow - 18 miles.

(All distances are approximate).

LOCATION

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

ACCOMMODATION

This large extended property is highly recommended for internal viewing to appreciate the space and excellent gated parking. The house has the benefit of CCTV and security alarm system.

Entering into a through hallway stairs rising into the first floor natural wooden flooring of good quality canvases in all the main reception areas with the tiled floor in the kitchen.

Accommodation has been extended and presently comprises on the ground floor a lounge with feature fireplace extending through into a separate dining room having patio doors to the garden. There is a study and guest cloakroom/WC. The breakfast kitchen is fitted with a range of matching base and wall cabinets with a breakfast bar and a window looking out to the garden. A separate large utility provides provision for appliances along with a sink unit, wall mounted central heating boiler and a side door. Accessed from here is a further large sitting room overlooking the front elevation and patio doors to the rear.

From the entrance hall, stairs rise to the first floor landing. The principal bedroom suite is a large room with dressing area and an en-suite bathroom including a freestanding bath and separate shower. There are four further double bedrooms and a re fitted family bathroom having a shower and separate bath.

OUTSIDE

Outside the gated driveway is enclosed by a walled boundary and provides extensive parking. The rear garden is laid for low maintenance with hard landscaping on two tiers and includes a large shed.

SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given on completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Council Tax Band: F.
Shropshire Council.

VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE

DIRECTIONS:

Proceeding from Salop Street (B4364), take the first left onto the Ludlow Road (B4364) then first left again into Conduit Lane. At the small island take a left and then left again onto Avondale Road. Follow the road along where it will join with Pool Drive follow. Continue around onto Paulbrook Road where the property can be found along on the left hand side identified by our for sale board.

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Open To Offers
£569,000

EPC: C

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.

**22 PAULBROOK ROAD
BRIDGNORTH**

TOTAL: 183.4sq.m. 1,974.4sq.ft.

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







