



53 Linley View Drive, Bridgnorth, Shropshire, WV16 4RT

**BERRIMAN**  
**EATON**

## 53 Linley View Drive, Bridgnorth, Shropshire, WV16 4RT

A two bedroom detached bungalow with conservatory, having a sunny aspect and good off road parking. Shops and bus services near-by. No upward chain. Much Wenlock - 8 miles, Ludlow - 20.2 miles, Shrewsbury - 21 miles, Kidderminster - 15.3 miles, Telford - 14.1 miles, Wolverhampton - 15.7 miles., Birmingham - 34 miles. (All distances are approximate).

### LOCATION

Bridgnorth town provides a full range of shopping facilities, primary and secondary schooling an excellent range of sports clubs and healthcare services, including a hospital. The major commercial centres of Telford, Wolverhampton and Birmingham are within easy commuting distance. The town centre of Bridgnorth has lively weekend markets and an abundance of restaurants, pubs and cafes along with plenty of historical places of interest to include the Severn Valley Railway, Theatre on The Steps and an Art Deco cinema. The funicular Cliff Railway rises from the banks of the River Severn up to the Castle Walk to give a stunning view over the Severn Valley.

### ACCOMMODATION

On entering the property, there is an entrance hall with doors leading off to the living accommodation and bedrooms. The lounge is a good size with a window overlooking the front elevation. A modern re-fitted kitchen is fitted with a range of matching base and wall cupboards, drawers and work tops over with an inset sink and drainer. Built in appliances include an oven/grill with gas hob above, extractor hood, fridge/freezer and a dishwasher. Leading off the kitchen is a large conservatory enjoying an outlook to the gardens.

There are two good sized bedrooms, one of which benefits from fitted wardrobes and overlooks the rear aspect. The modern shower room comprises a suite to include a WC, wash hand basin with vanity drawers below and a corner shower.

### OUTSIDE

A tarmac driveway extends down the side of the property offering good off road parking with a gravelled fore garden screened by well established shrubs. Side access leads around to a beautiful mature garden, enjoying a private patio terrace and raised planted borders with a large timber shed providing excellent storage.

### 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. Verification should be obtained by your Solicitors.

### COUNCIL TAX

Shropshire Council.  
Tax Band: C.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£299,950

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.



**53 LINLEY VIEW DRIVE  
BRIDGNORTH**

**TOTAL: 65.0sq.m. 700.2sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



