



1 Golden Acres, Alveley, Bridgnorth, Shropshire, WV15 6NJ

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A three bedroom bungalow in this large garden (of almost a third of an acre) with great potential to extend (STPP), enjoying a high degree of privacy and views. Situated in the old part of the village, this location is great for walks and the Severn Valley Country Park.

Bridgnorth - 8 miles, Kidderminster - 7 miles, Telford - 19 miles, Much Wenlock - 15 miles, Wolverhampton - 16 miles, Ludlow - 26 miles. (All distances are approximate).

## LOCATION

Alveley is a sought after Shropshire village ideal for commuters in between the towns of Kidderminster and Bridgnorth. The village offers a local convenience store, takeaways, vet practice, primary school, doctors surgery and a recreation park which includes a children's play area and Alveley tennis club. The village also hosts a cricket club and numerous popular pubs/restaurants. Of particular note is the Severn Country Park on the edge of the village which backs onto the Severn Valley Railway (with station), the River Severn which provides an abundance of walks and cycling routes that lead from this location. A tea room is also available here.

## ACCOMMODATION

Upon entering the property the front door opens into a spacious entrance hall, there is a cloaks cupboard and doors off to; Dining room with a window looking out to the front elevation. The kitchen is fitted with base and wall cabinets with work tops over, sink unit, electric hob with extractor and a built in oven/grill with the provision for a dishwasher and fridge. A window looks out to the side with a door opening into the adjoining study/boot room which offers a good versatile space with a door to the front. Leading off to the rear is a utility room with sink unit, back door to the garden and a guest WC. A large lounge enjoys an open outlook across the rear garden through the patio doors and a feature fireplace with electric fire.

From the hall doors lead off to the three bedrooms, two of which are double in size. The main shower room is fitted with a modern white suite to include a corner shower, airing cupboard, heated towel rail and a vanity unit comprising a WC and hand basin.

## OUTSIDE

Privately set back off the road, there is good parking with mature planted borders and access to the adjoining single garage having an up/over door to the front with lights and power connected. Gated side access leads around to a generous sized garden, beautifully planted with a whole variety of plants and shrubs shaping the lawn being well screened giving a high degree of privacy. The garden has been designed with an elevated patio terrace extending off the back of the house with steps to the lawned garden extending beyond with a selection of seating and alfresco dining areas within the garden.

## SERVICES

We are informed by our clients that mains water, electricity and drainage are connected. Oil fired central heating. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council.  
Tax Band: C.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

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

## TENURE

We are advised that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained from your solicitor.

## DIRECTIONS

Leaving Bridgnorth on the A442 towards Kidderminster. On entering Alveley turn right into Daddlebrook Road and continue to the junction. Turn left and continue along where number 1 Golden Acres is located on the left side just after The Old Chapel.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

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### Wombourne Office

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**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 GOLDEN ACRES**  
ALVELEY, SHROPSHIRE

HOUSE: 103.1sq.m. 1,109.9sq.ft.  
GARAGE: 13.6sq.m. 145.9sq.ft.  
**TOTAL: 116.7sq.m.1,255.8sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



