



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

BERRIMAN  
EATON

## 4 Golden Acres, Alveley, Bridgnorth, Shropshire, WV15 6NJ

A well appointed semi detached bungalow having been modernised to an excellent standard throughout with a garage and beautiful landscaped gardens with views to the rear. Walking distance to the local pub, shops and the popular Country Park offering an abundance of walks along the River Severn and Severn valley railway  
Bridgnorth - 8 miles, Kidderminster - 7 miles, Telford - 19 miles, Wolverhampton - 18 miles, Stourbridge - 10 miles, Shrewsbury - 28 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.

### OVERVIEW

Immaculately presented, this two double bedroom bungalow has been renovated by the current owner creating modern living, with good natural light and generous room sizes with far reaching views to the rear.

### ACCOMMODATION

Upon entering the property, there is an entrance hall with cloaks cupboard and doors off to the bedrooms and bathroom. Leading through the lounge features a large window to the rear with views, a centre log burner and space to incorporate a dining area. The contemporary style kitchen is fitted with matching base and wall cabinets with work tops over, sink unit, provision for a washing machine and a built in oven with gas hob and extractor hood above. A door a window look out to the rear garden. There are two good sized double bedrooms both of which look out to the front elevation along with a modern bathroom fitted with a white suite to include a WC, hand basin with vanity drawer and a bath with shower over.

### OUTSIDE

Set back from the road, there is a lawned fore garden with a driveway to the side providing excellent parking with a single garage having an up/over door to the front, window to the rear, lights and sockets installed. Gated access opens through into a beautiful garden, enclosed providing privacy with a patio terrace and lawned garden extending beyond with planted border and log store.

### SERVICES

We are informed by our clients that all main services are connected. 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 4 Golden Acres can be found on the left hand side.

#### Tettenhall Office

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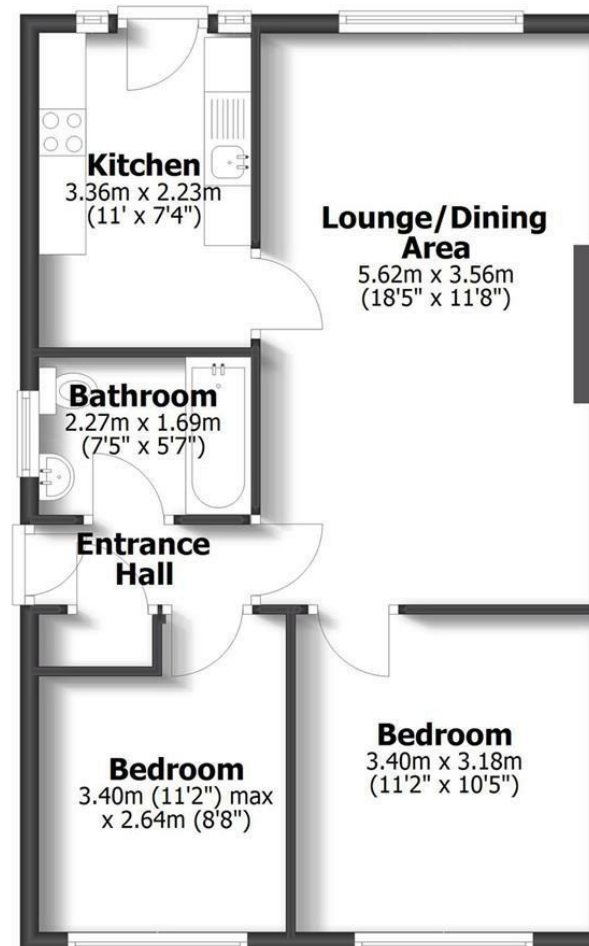
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 4 GOLDEN ACRES ALVELEY, SHROPSHIRE



**Garage**  
5.58m x 2.38m  
(18'3" x 7'10")



**Kitchen**  
3.36m x 2.23m  
(11' x 7'4")

**Lounge/Dining Area**  
5.62m x 3.56m  
(18'5" x 11'8")

**Bathroom**  
2.27m x 1.69m  
(7'5" x 5'7")

**Entrance Hall**

**Bedroom**  
3.40m (11'2") max  
x 2.64m (8'8")

**Bedroom**  
3.40m x 3.18m  
(11'2" x 10'5")

BUNGALOW: 56.9sq.m. 612.1sq.ft.  
GARAGE: 13.2sq.m. 142.6sq.ft.  
**TOTAL: 70.1sq.m. 754.7sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

