



1 Greenfields Crescent, Bridgnorth, Shropshire, WV16 4JN

BERRIMAN
EATON

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1 Greenfields Crescent is a three bedroom detached property in a quiet cul-de-sac, walking distance from local shops and bus services into the historic Market Town. The house benefits from a garage and off road parking.

Much Wenlock - 8 miles, Ludlow - 19 miles. Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 15 miles, Wolverhampton 15 miles, Birmingham - 32 miles.
(All distances are approximate).

LOCATION

Greenfields Crescent is most conveniently located close to local amenities and public transport services on Queensway Drive and Sydney Cottage Drive. A selection of convenience stores, post office, butcher, take-aways and a local pub/restaurant are close at hand. The bustling High Street can be accessed on foot, just under half a mile away with its excellent range of facilities that include primary and secondary schooling, healthcare services, hospital, post offices, places of interest and a large selection of shops, public houses, eateries and sports facilities.

ACCOMMODATION

Entering into a dining hall, this large open plan area gives access into the fitted kitchen with a range of built in appliances. Beyond is a southerly facing conservatory (re-roofed and insulated), that leads onto the patio area. The lounge includes a fireplace and dual aspect. There is a ground floor double bedroom and a re-fitted shower room. To the first floor, there two further bedrooms with a good range of eaves storage. There is a WC that services both bedrooms.

OUTSIDE

Adjacent to the house and with a door through to the rear garden, this larger than normal single garage has power points and light. There is off road parking to the front with steps that lead to the front door. There is a god size garden to the rear that includes a sunny terrace to the rear of the house and flower borders around the lawns.

SERVICES

We are advised by our client that all main services are connected. Verification should be obtained from your surveyor. The central heating boiler was replaced within the last 10 years and can be controlled by the Hive thermostat App.

TENURE

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

COUNCIL TAX

Shropshire Council
Tax Band: D
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

From our offices in Whitburn Street, proceed to the High Street. At the junction turn left through the Northgate and continue straight over the mini roundabout taking the next left into Innage Lane. Continue along passing St. Leonard's Primary School on your right, as you reach the top, turn right into Greenfields Road then take the second right into Greenfields Drive, where Greenfields Crescent is the next left.

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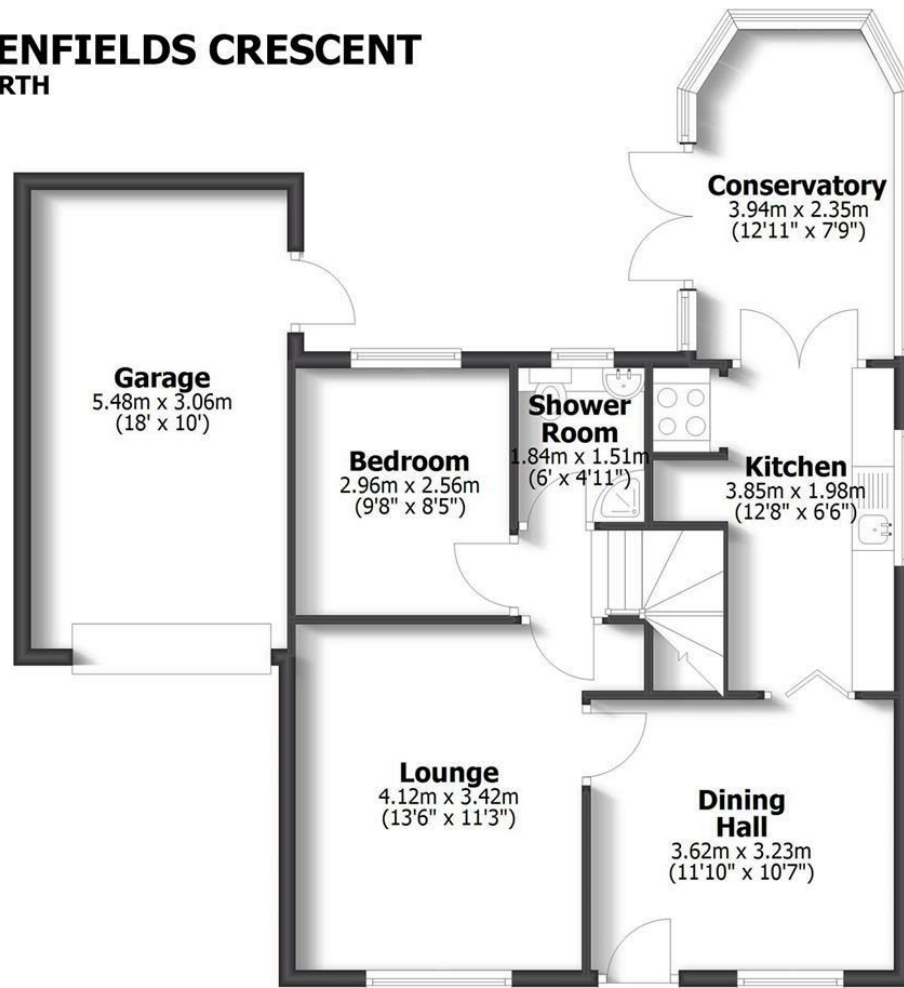
Offers Around
£340,000

EPC: D

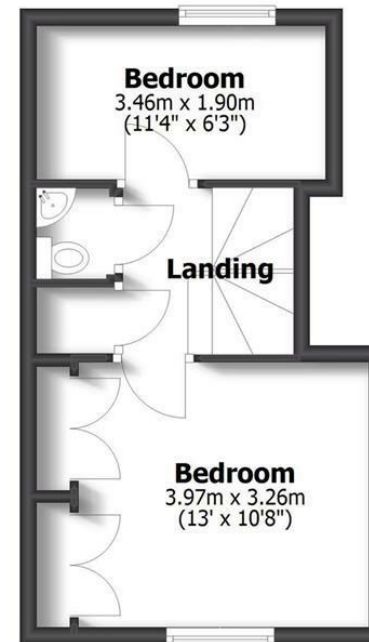
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**1 GREENFIELDS CRESCENT
BRIDGNORTH**



Ground Floor



First Floor

HOUSE: 86.0sq.m. 925.9sq.ft.
 GARAGE: 16.8sq.m. 180.3sq.ft.
TOTAL: 102.8sq.m.1,106.2sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

