



The Gables, Station Road, Ditton Priors, Bridgnorth, Shropshire, WV16 6SS

BERRIMAN  
EATON





# The Gables, Station Road, Ditton Priors, Bridgnorth, Shropshire, WV16 6SS

Discreetly positioned within the village centre, The Gables is a large three double bedroom detached bungalow in need of modernising set within just over 0.4 of an acre that offers tremendous potential.

Bridgnorth - 9 miles, Much Wenlock - 9 miles, Kidderminster - 19 miles, Shrewsbury - 21 miles, Ludlow - 14 miles, Telford - 22 miles, Birmingham - 36 miles.  
(All distances are approximate).

## LOCATION

Ditton Priors is a small, rural village South West of the historic market town of Bridgnorth, located at the foot of the Brown Clee Hill. Surrounded by beautiful natural Shropshire countryside, the area is highly sought after for walkers and other outdoor pursuits. The village itself has a selection of local amenities including a primary school, church, post office, medical practice, convenience store and excellent butchers. There is also a petrol station, public house and a village hall/community centre, all within walking distance.

## ACCOMMODATION

The property is entered via the front porch with front door entering into the entrance hall where there is a guest cloakroom/WC and doors off to; a large kitchen currently fitted with base and wall units, worktops, sink unit and a built in oven/grill with ceramic hob and extractor hood over. A window looks out to the side elevation. Leading off the kitchen is a utility room housing the oil fired central heating boiler, door to the side and an adjoining WC. The 17ft lounge has a large window looking out across the rear garden along with a fitted log burner. Sliding doors open into the adjoining conservatory. There is a further reception room which could be used as a dining room or study. The hallway leads to the three good sized double bedrooms and a house bathroom fitted with a WC, hand basin, bath and separate shower.

## OUTSIDE

The Gables is set back behind a five bar gate with a lawned frontage and driveway with parking and an adjoining garage having a remote roller shutter door. Side access to both sides of the property lead around to the rear gardens, which are well established and enjoy a good degree of privacy with mature trees and shrubbery. The gardens in total extend to just over 0.4 of an acre.

## SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. 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. Vacant possession will be given upon completion.

## COUNCIL TAX

Shropshire Council.

Tax Band: E.

[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 the BRIDGNORTH OFFICE.

## DIRECTIONS

Leaving Bridgnorth on the A458 towards Shrewsbury. On entering Morville, fork left onto the B4368 sign posted Craven Arms. Follow this road along and after approximately 3 miles turn left sign posted Ditton Priors. On entering the village of Ditton Priors continue through passing the petrol station on your right, turn left into Station Road and continue along where The Gables is located along on the right hand side.

### 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  
£425,000

EPC: F

**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.



## THE GABLES

STATION ROAD, DITTON PRIORS



HOUSE: 142.2sq.m. 1,531,1sq.ft.  
GARAGE: 21.7sq.m. 233.4sq.ft.  
**TOTAL: 163.9sq.m. 1,764.5sq.ft.**

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



