



4 Bradeney Drive, Worfield, Bridgnorth, Shropshire, WV15 5NU

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## 4 Bradeney Drive, Worfield, Bridgnorth, Shropshire, WV15 5NU

A superbly appointed deluxe two bedroom bungalow forming part of the Bradeney Drive retirement complex for the over 55's having a private garden and driveway close to the village of Worfield.

Bridgnorth - 4 miles, Wombourne - 8 miles, Much Wenlock - 12 miles, Albrighton - 6 miles, Telford - 12 miles, Wolverhampton - 11 miles.  
(All distances are approximate).

### LOCATION

Bradeney Drive forms part of the development of Bradeney Nursing Home which offers exclusive independent living for the over 55's. With secure gated entry this modern, private residential development consists of 14 bungalows with a communal pavilion for the residents to enjoy with weekly social events held. Located just on the outskirts of Worfield village, with its convenience store and post office, this delightful village is also home to St Peters Church, Worfield Primary School, sports clubs, two pubs, the Davenport Estate and the Old Vicarage hotel and restaurant. Bradeney is a most convenient location with its excellent networks links via the A454. A442 and the B4176.

### FEATURES

Completed to a high specification with attention to detail, the bungalow has underfloor heating, oak joinery, high pressure water system, built in wardrobes and granite worktops with integrated appliances to the kitchen along with a 24 hour emergency panic alarm system. Being eco-friendly, the bungalow is highly insulated and fuelled by solar power and metered biomass boilers whilst fitted with ultra-energy efficient double glazing to ensure very low running costs. The heating and water charges are included within the service charge.

### ACCOMODATION

On approaching Bradeney Drive, there is secure gated access with intercom entry. The bungalow benefits from a private driveway to the front along with a patio terrace. The front door opens into a spacious entrance hall where there is a cupboard housing the central heating controls and a wall mounted mirror cabinet. The lounge has French doors opening out onto the front terrace and a feature fireplace with an electric fire. The modern open plan kitchen with breakfast bar is fitted with matching base and wall cabinets, granite worktops, inset sink unit with built in appliances to include a ceramic hob with extractor hood, oven/grill, washing machine, dishwasher, fridge and freezer. There are windows to the front and side elevation with a door from the kitchen giving access to the rear garden.

There are two double bedrooms with the principal bedroom having fitted wardrobes. A large wet room is fitted with a white suite to comprise a shower, WC and hand basin along with a heated towel rail.

### OUTSIDE

The bungalow has a private rear garden of a manageable size along with a paved patio terrace with canopy and a garden shed. A blocked paved driveway to the front provides parking and charging point for mobility scooters. Extending off the lounge there is a front sun terrace and gated side access to the rear.

### TENURE

We are advised the property is LEASEHOLD with a 999 year lease from 2017. A service charge applies, approx. £1,764 (£294pcm) to include water, heating and ground rent. Payable every 6months. Verification should be obtained from your solicitor.

### SERVICES

We are advised that mains water and electricity are connected. Private drainage. Verification should be obtained from your surveyor.

### COUNCIL TAX

Shropshire Council. Tax Band: C.  
<https://www.gov.uk/council-tax-bands>

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Viewing strictly by appointment only, please contact the BRIDGNORTH OFFICE.

### DIRECTIONS

From Bridgnorth take the A454 towards Wolverhampton. At Wyken (by the petrol station and just before The Wheel at Worfield public house) turn left signposted Worfield and then fork off to the right. Follow the road for a short distance passing the entrance to Bradeney Nursing Home on your right. Bradeney Drive is the next entrance located on the right handside having a gated entry.

#### Tettenhall Office

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

#### Bridgnorth Office

01746 766499

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#### Wombourne Office

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#### Lettings Office

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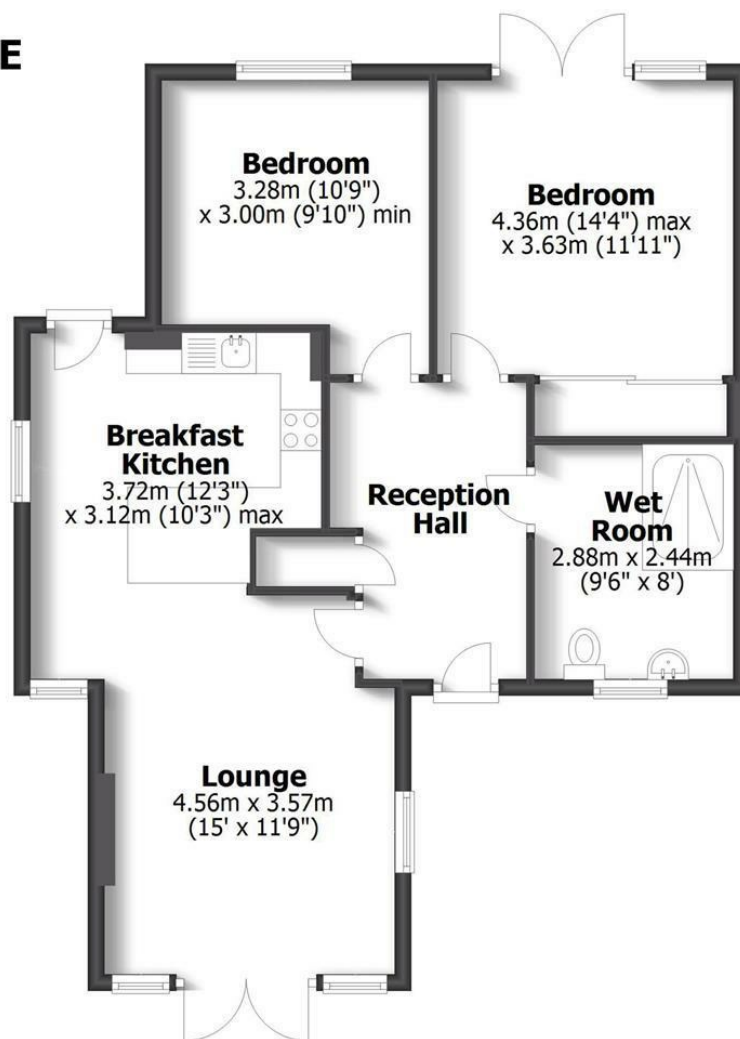
Offers Around  
£280,000

EPC: A

**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 BRADENEY DRIVE WORFIELD



**TOTAL: 71.4sq.m.768.9sq.ft.**

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

