

# NEW HOME



Plot 1, The Stamp Works, Ludlow Road, Bridgnorth, Shropshire, WV16 5AG

**BERRIMAN**  
**EATON**



# Plot 1, The Stamp Works, Ludlow Road, Bridgnorth, Shropshire, WV16 5AG

One of just five luxury properties with double garages in this private, gated development close to the High Town and extensive amenities this historic Market Town has to offer. Convenient for commuting to the West Midlands.

Much Wenlock 7 miles - Telford 14 miles - Kidderminster 14 miles - Wolverhampton 15 miles - Ludlow 19 miles - Shrewsbury 19 miles - Birmingham 27 miles.  
(All distances are approximate).

## LOCATION

Positioned in this sought after location of Bridgnorth, The Stamp Works is conveniently within walking distance to the Town's bustling High Street. Bridgnorth offers a wide selection of shops, eateries and pubs, healthcare services and a whole array of sports facilities, clubs and schools for all ages. Within easy reach are also places of interest such as the Severn Valley Railway, funicular railway, and castle ruins. The Town offers a thriving community holding many events throughout the year.

## ACCOMMODATION

The accommodation is laid out over two floors and briefly comprises: Impressive entrance hall with a turning staircase to the first floor, storage cupboard and guest cloakroom. Double doors open into a superb open plan 28ft 'live in' kitchen, designed and fitted by Ironbridge Interiors to include a range of quality appliances and Island. Bifold doors lead to the rear garden and a ceiling lantern provides further natural light. Beyond here there is access to the separate utility and walk-in pantry. The living room has elevated views to the front and a log burner. To the rear is a separate snug/playroom also having bifold doors.

First floor accommodation: A large landing with views to the front and including a storage cupboard, gives access to the generous four double bedrooms. Two have en-suite shower rooms and the principal bathroom has a vanity unit with twin hand basins, bath and separate shower. All bathrooms are fully tiled. There is access to a large loft space.

## OUTSIDE

To the side of the property a block paved drive gives access to the double garage with power points, light, remote door and personal door to the rear. A rear patio leads to the garden which will be lawned, having a fence boundary. There will be external electric sockets and water tap.

## WESTBEECH GROUP

Westbeech Homes have created a portfolio of five, luxury homes right in the heart of Bridgnorth. The secure gated development has far reaching views across Town, along the Severn Valley, with a private drive and generous landscaped communal areas. Some of their previous residential developments can be viewed here: [https://www.westbeech.co.uk/?page\\_id=159](https://www.westbeech.co.uk/?page_id=159)

## SERVICE CHARGE

Estimated £500 PA for the maintenance of the electric gates and upkeep of the external landscaped areas.

## PREDICTED EPC RATING

SAP: B

## SPECIFICATION

Kitchen and Utility by Ironbridge Interiors. (Bridgnorth showroom by appointment only). A separate specification and plan is available on request  
Bathrooms with Villeroy & Boch sanitary ware. Fully tiled bathrooms (showers over bath where there is no separate shower)  
Bathroom tiling by Craven Dunnill (Bridgnorth showroom by appointment only). Choice from their silver, gold and platinum range  
Chrome towel radiators  
Porcelain floor tiles to the ground floor (excluding lounge/living, study and snug)  
Windows anthracite grey external and white internal  
UPVC double French doors anthracite grey external and white internal  
Aluminium bi-folding doors anthracite grey external and internal  
Electrical fittings satin nickel sockets and switches to ground and first floor  
White LED downlighters  
Ground floor intruder alarm  
Doorbell  
Joinery Internal doors are solid core oak finish, satin nickel finish door handles  
Staircase glazed panels with oak handrail and newel posts  
Skirting boards and door architraves in white. Decoration finish choice of white or off white

## TENURE

We are advised the property is FREEHOLD. Verification should be obtained from you solicitor.

## SERVICES

We are advised the central heating is Air source with dual fuel bathroom radiators, underfloor heating to the ground floor and radiators to the first floor.  
Mains water, drainage, electricity and fibre broadband are connected along with Delta EV 7KW full EV car chargers.

## LOCAL AUTHORITY/COUNCIL TAX

Shropshire County Council. Tax band yet to be finalised.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office to arrange your private appointment.

## PLEASE NOTE

Specification, measurements and floorplans are for guidance only and may be subject to change. All images are for illustration purposes only.

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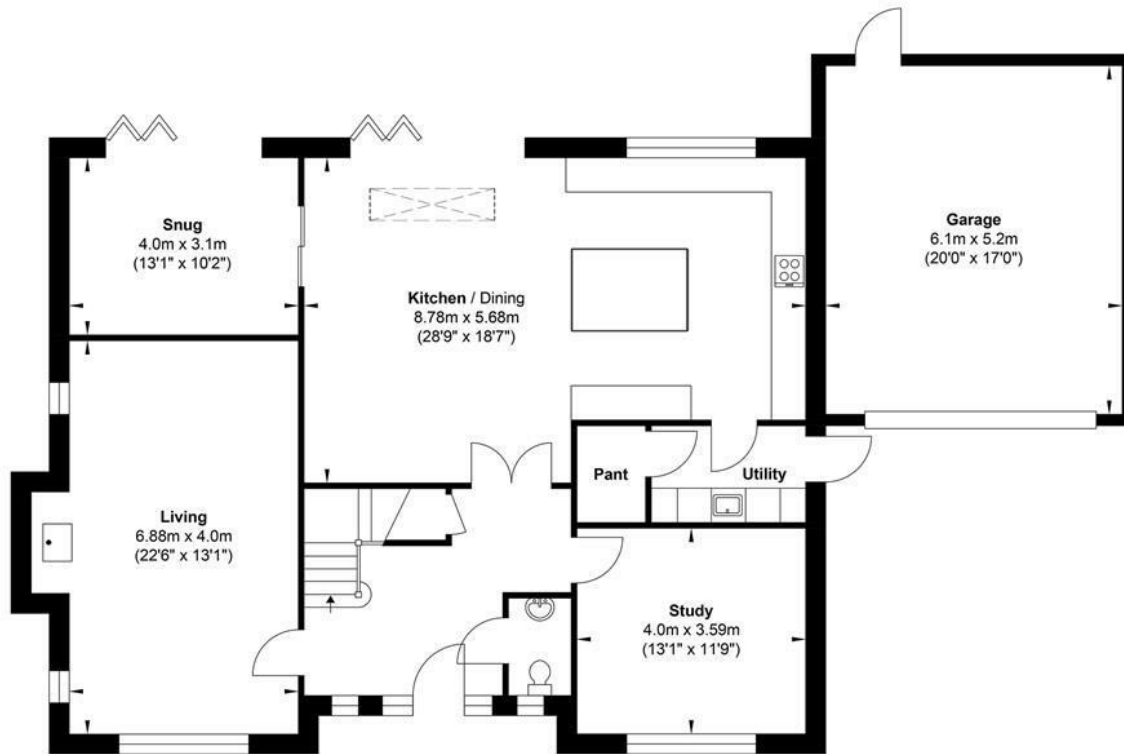
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Price  
£995,000

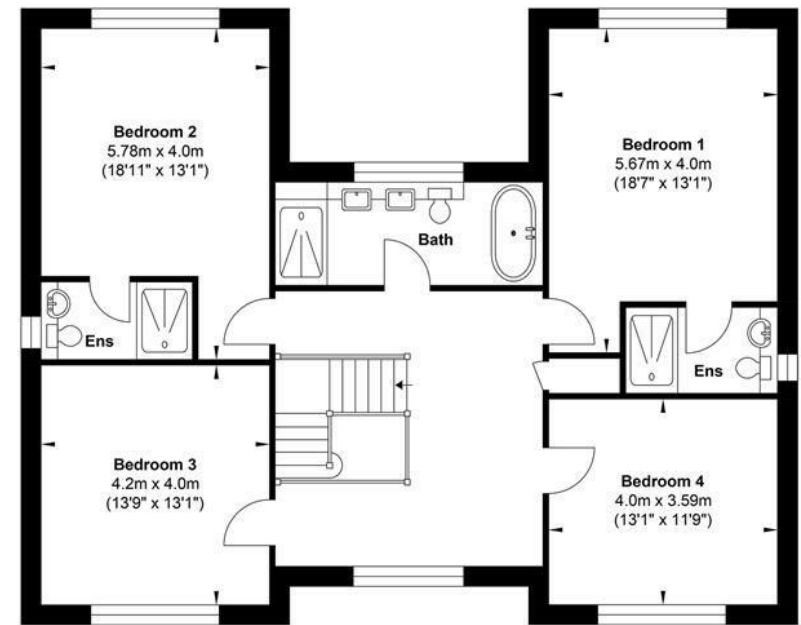
EPC: B

**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.

# Plot 1



**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 242.76 m2 ... 2613.04 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



