

NEW HOME



Plot 2 The Stamp Works, Ludlow Road, Bridgnorth, Shropshire, WV16 5AG

BERRIMAN
EATON

Plot 2 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

With some of the finest views across the market Town in this elevated location, the accommodation leads into a spacious hall with turning staircase and guest cloakroom and cupboard. This design is for modern living with large open plan areas to capture the natural light and ambient living. The 36ft 'live-in' kitchen provides a fitted kitchen area with quality appliances, dining and living area having bi-fold doors onto the rear garden. A door leads into the generous utility and plant/storage room beyond. The Living room again has bi-fold doors and a fitted log burner.

The first floor landing again is spacious with a study area designed for the views. The four double bedrooms include the principle suite having a balcony, shower room en-suite and a walk in dressing room. The guest bedroom also has a shower room en-suite with the family bathroom including a double vanity unit and shower over the bath.

OUTSIDE

The block paved driveway provides excellent private parking with a detached double garage having remote roller door, power points and lights with a side pedestrian access. Included are external power points and water taps. The rear garden has a southerly facing patio and lawned gardens.

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

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
Dual heat 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 your 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.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

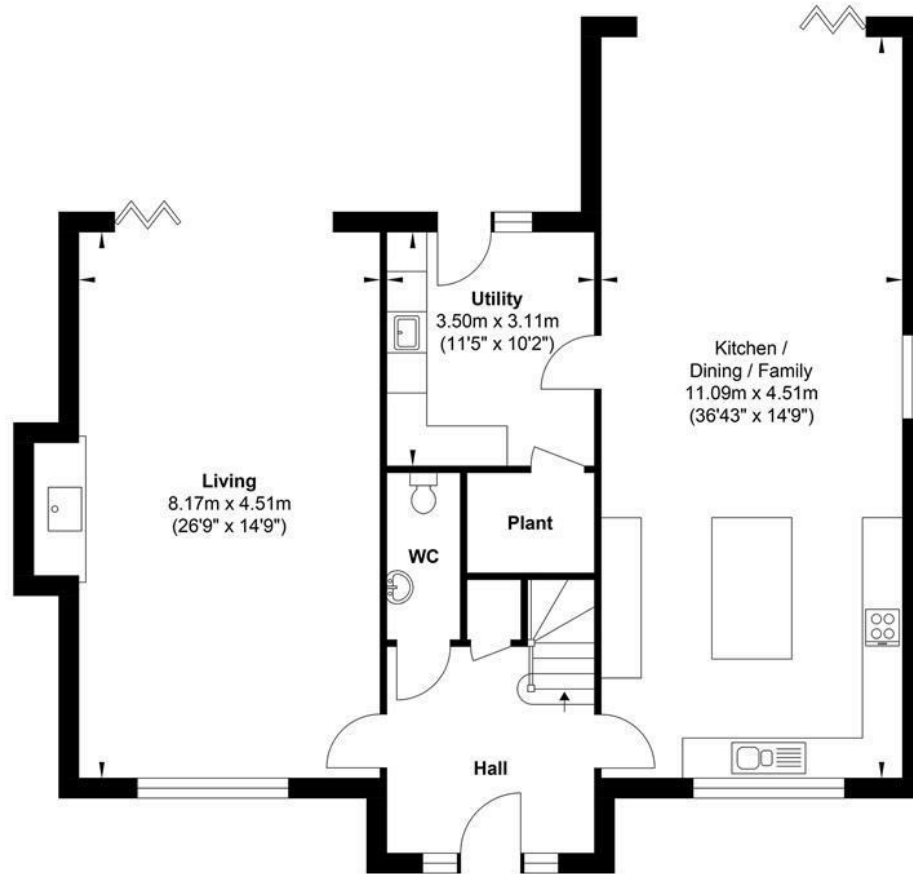
www.berrimaneaton.co.uk

Price
£965,000

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 2



Ground Floor



First Floor

Gross Internal Floor Area : 222.98 m2 ... 2400 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.

