



7 The Hawthorns, Bridgnorth, Shropshire, WV16 5JG

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A four bedroom, privately positioned detached home with an adjoining double garage - most convenient for the Town and has a view to the rear over the Severn Valley Railway sidings making this a rare opportunity to view the vintage steam trains.

Much Wenlock - 8 miles, Ironbridge - 9 miles, Shrewsbury - 21 miles, Telford - 13 miles, Kidderminster - 14 miles, Wolverhampton - 17 miles, Ludlow - 20 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

The Hawthorns is extremely convenient for the towns amenities being within walking distance, the High Street is approximately 0.3 miles on foot and offers a full selection of amenities including medical facilities, schools, shopping and recreational clubs and attractions. The Severn Valley Steam Railway is located just a short stroll away which hosts many events throughout the year along with the Railwayman's Arms together with an abundance of scenic public footpaths that lead into the countryside or along the River.

ACCOMMODATION

A front door with glazed side panels opens into the entrance hall, with stairs off to the first floor, understairs cloaks cupboard and a guest WC. The kitchen overlooks the rear garden with the Severn Valley Railway beyond. There are a range of fitted base cupboards, drawers and wall cabinets, work tops, sink unit and a built in oven and gas hob with extractor above. There is the provision for a dishwasher and fridge. Adjoining the kitchen is a utility room with a sink unit, base cupboards. wall mounted gas central heating boiler and provision for further appliances. A side door gives access to the gardens. An archway from the kitchen leads through into a dining room with the lounge beyond enjoying a dual aspect and a central log burner. A bow window looks out to the front elevation with sliding patio doors opening out to the rear garden.

Stairs from the hall rise to the first floor landing having a window overlooking the front elevation with access to a loft space. The principal double bedroom overlooks rear elevation with views across the Seven Valley Railway and beyond to the Castle Walk and St Magdalene Church. There is a large double built in mirror fronted wardrobe along with an ensuite shower room, fully tiled with a suite to comprise a WC, wash hand basin, walk-in shower and a heated towel rail. There are three further bedrooms, two of which are double and a family bathroom fitted with a white suite comprising a pedestal wash hand basin, WC and a bath with shower. There is also a heated towel rail and a large vanity storage cupboard.

OUTSIDE

This property is set back behind a block-paved driveway offering ample parking space, which leads to an adjoining garage. The front garden is primarily laid to lawn, with attractive planted borders and a hedge boundary for added privacy. At the rear, the garden is fully enclosed, offering a peaceful, private aspect overlooking the railway sidings. The rear garden includes a patio terrace, a well-maintained lawn, and vibrant, well-stocked planted borders. There is gated side access and an external cold water tap connected. The garage has an up over door to the front with a personnel door to the rear along with a pull down ladder leading to a useful loft space.

SERVICES

We are advised by our client that mains services are connected. Verification should be obtained by your surveyor.

COUNCIL TAX

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

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.

FIXTURES AND FITTINGS

By separate negotiation.

NB

In accordance with the Estate Agents Act 1979 it is hereby disclosed that the owner is a relative of Berriman Eaton Ltd.

DIRECTIONS

Leaving Bridgnorth High Town via Pound Street, continuing onto Hollybush Road, take a right hand turn into Oldbury Wells, then left into The Hawthorns where number 7 can be found along on the left hand side.

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Wombourne Office

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www.berrimaneaton.co.uk

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£500,000

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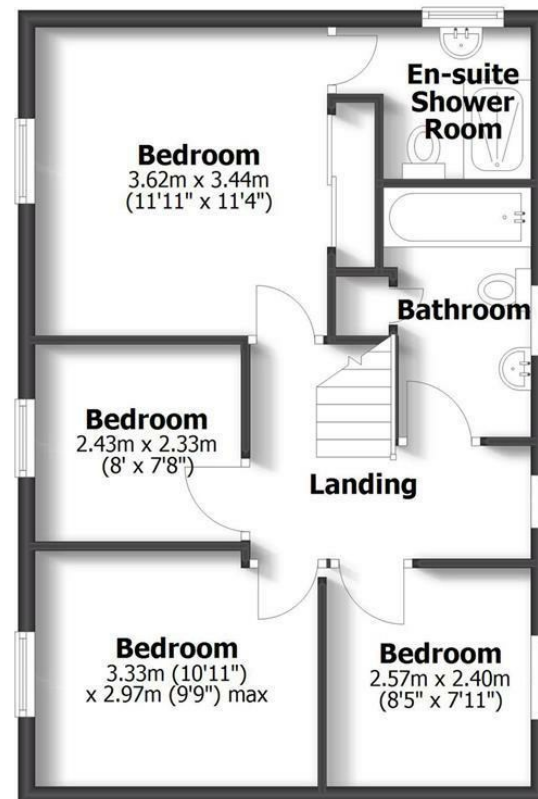
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



7 THE HAWTHORNS BRIDGNORTH



Ground Floor



First Floor

HOUSE: 104.9sq.m. 1,129.1sq.ft.
GARAGE: 24.7sq.m. 266.3sq.ft.
TOTAL: 129.6sq.m.1,395.4sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

