



16 Dunval Road, Bridgnorth, Shropshire, WV16 4NB

BERRIMAN
EATON





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An impressive modern home with extensive parking and a landscaped southerly rear garden - very private and with a glass/steel framed sun pergola. There's an additional utility and guest WC. This is an extremely convenient location for local shops and access into the High Town. NO UPWARD CHAIN
 Bridgnorth High Street - 0.5 mile, Telford - 14 miles, Kidderminster - 15 miles, Stourbridge - 16 miles, Shrewsbury - 20 miles, Birmingham - 30 miles.
 (All distances are approximate).

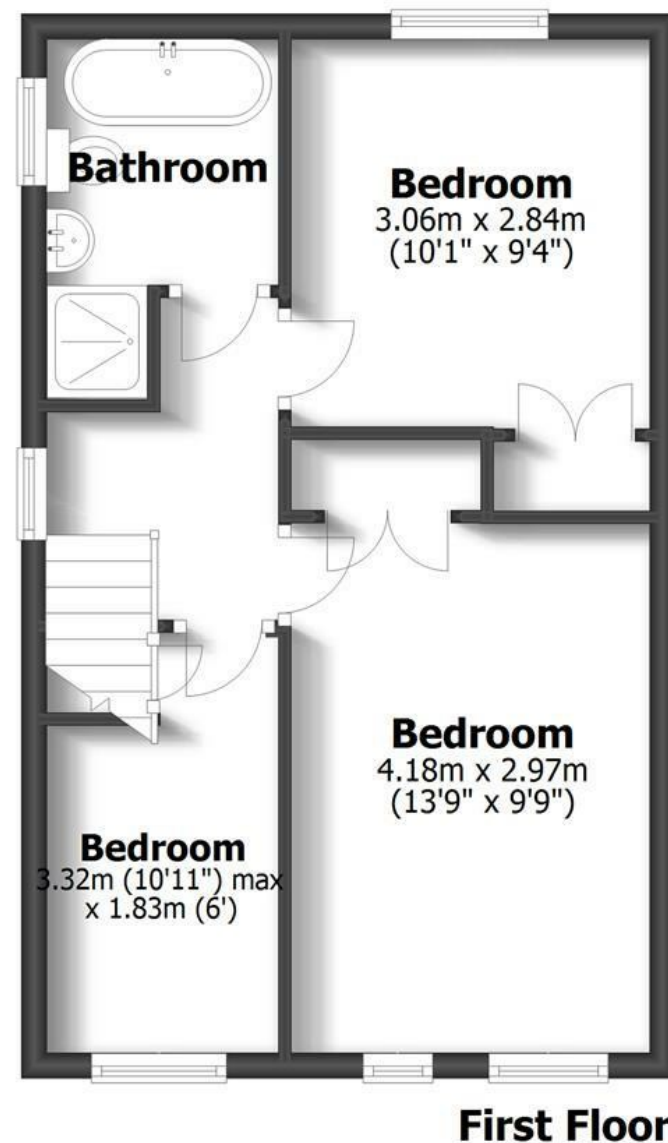
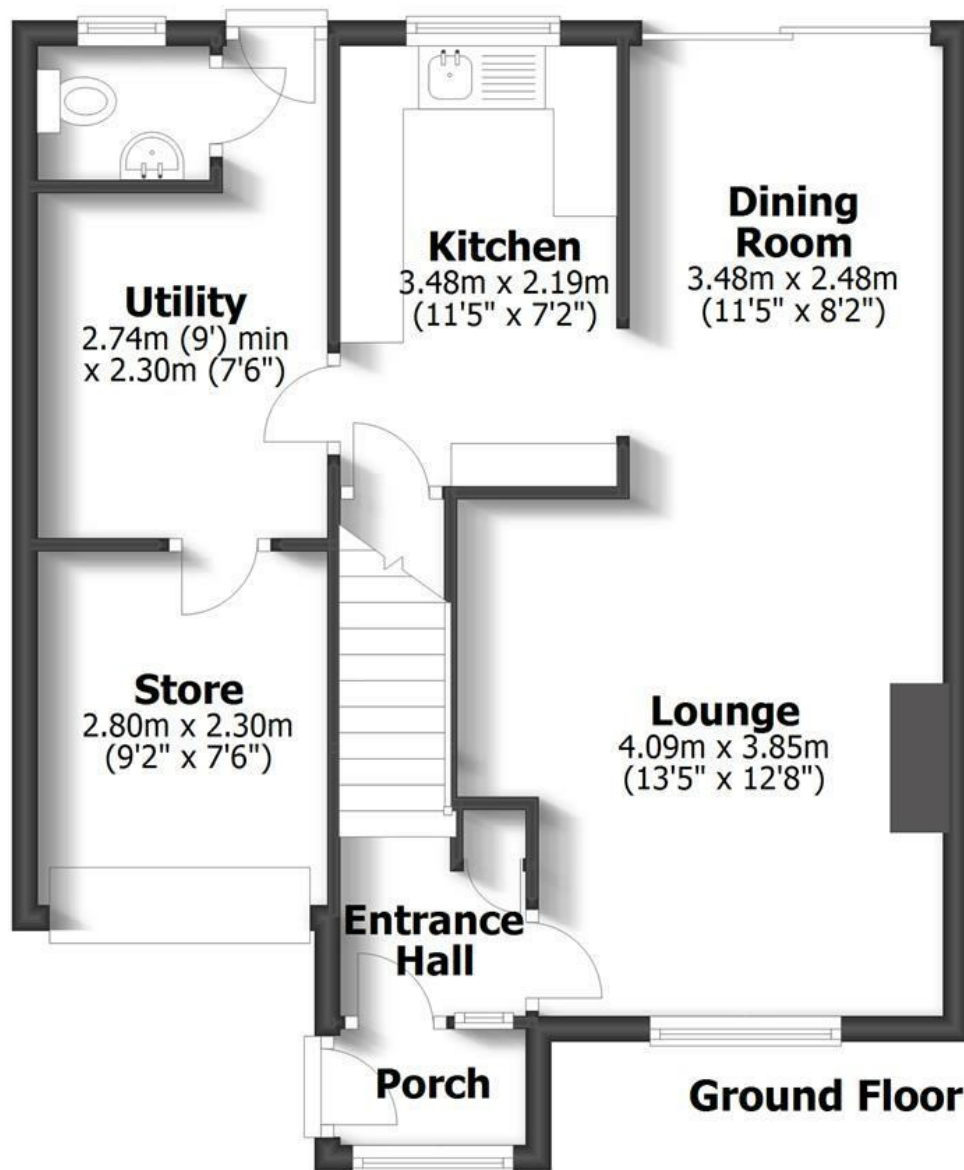
16 DUNVAL ROAD
BRIDGNORTH, SHROPSHIRE

HOUSE: 85.7sq.m. 922.3sq.ft.

STORE: 6.4sq.m. 69.1sq.ft.

TOTAL: 92.1sq.m. 991.4sq.ft.

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



LOCATION

Dunval Road is a good, quiet location just around the corner from convenience stores and other local shopping and public transport services. There are pedestrian short cuts into High Town. Bridgnorth provides a full range of shopping facilities, primary and secondary schooling, excellent range of sports clubs and healthcare services. The major commercial centres of Telford, Wolverhampton and Birmingham are within easy commuting distance. The town centre of Bridgnorth has lively weekend markets an abundance of restaurants, pubs and cafes along with plenty of historical places of interest to include the Severn Valley Railway, Theatre on The Steps and an Art Deco cinema. The funicular Cliff Railway rises from the banks of the river Severn up to Castle Walk to give a stunning view over the Severn Valley.

ACCOMMODATION

Entering into an enclosed porch, the front door leads into a hallway with cloaks cupboard and stairs rising to the first floor. The lounge has a front aspect with a fitted gas fire and leads into an open plan dining area having patio doors to the rear, wall uplighters and a ceramic tiled floor that extends through into the fitted kitchen. This area has a range of modern units, incorporating base cupboards and wall cupboards, enamelled sink unit and fitted extractor hood with cooker space. There is splashback tiling, breakfast bar and useful walk-in pantry. A further door leads into the former garage which has been divided into a fitted utility , including plumbing for washing machine, separate Guest WC with heated towel rail, door to the small store and a further door giving external rear access to the patio.

On the first floor the property has three good sized bedrooms; two double rooms with built-in recessed wardrobes and a third bedroom with a fitted bed having cupboards beneath and a wardrobe. The bathroom is refitted, including a separate shower cubicle, WC, vanity unit with a hand basin, tiled walls and freestanding double ended bath.

OUTSIDE

A large private rear garden has been landscaped for low maintenance and a contemporary feel, having dark slabbing that extends to a footpath enclosing an artificial lawned area with full length side decking that compliments the enclosed fence panelling and shed. More recently constructed is a steel and glass framed pergola to give shade from this sunny aspect. There are external power points and an outside light. To the front of the house a large tarmac driveway provides parking for around six vehicles and access to the previous garage that now provides a useful storage space.

SERVICES:

We are advised by our client that all main services are connected. 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.

COUNCIL TAX:

Shropshire Council.
Tax Band: D.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £350,000

EPC: C

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.







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