



11 Bynd Lane, Billingsley, Bridgnorth, Shropshire, WV16 6PQ

BERRIMAN
EATON

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This three-bedroom detached home has been beautifully modernised and is well presented throughout, offering a large open-plan dining kitchen, which has been thoughtfully designed to create a spacious, contemporary space perfect for both relaxing and entertaining. To the rear, is a low-maintenance landscaped garden with a block paved driveway to the front.
Bridgnorth - 7 miles, Bewdley - 9 miles, Ludlow - 19 miles, Bewdley - 9 miles, Kidderminster - 12 miles, Shrewsbury - 26 miles, Telford - 19 miles, Wolverhampton - 20 miles, Birmingham - 30 miles.
(All distances are approximate).

LOCATION

Billingsley is a small village which lies around 5 miles South of the Historic Market Town of Bridgnorth. This rural location offers a perfect country escape, yet easily accessible to amenities. There are wonderful countryside walks, bridleways and views over surrounding countryside. The nearby village of Stottesdon offers facilities such as a primary school, doctors surgery, church, public house and village shop. There are a range of local attractions and places of interest nearby including Chelmarsh Reservoir for sailing, golf courses, outdoor horse riding and The Severn Valley Railway and Country Park. Bridgnorth, Ludlow and Kidderminster are accessible for wider shopping facilities and secondary schooling.

ACCOMMODATION

Upon entering the property via the front entrance, you are welcomed into a spacious hallway with stairs leading to the first floor. The generous lounge is filled with natural light from the window overlooking the front elevation, and features a fireplace that houses a log burner stove, adding both warmth and character to the room. Leading off the lounge is an impressive open-plan dining kitchen, a true highlight of the home, offering ample room for both comfortable seating and entertaining. French doors open onto the rear garden. The kitchen area is fitted with matching base and wall cupboards, topped with work surfaces. Integrated appliances include an oven/grill, warming drawer, induction hob with extractor hood above, dishwasher, wine cooler, fridge, and freezer. A central island provides additional workspace and a breakfast bar. The open-plan family area is flooded with natural light, thanks to the skylights, doors, and windows overlooking the rear garden. From the kitchen, access is gained to a large store room/utility, which was originally the garage. This versatile space offers provisions for a washing machine and dryer, and double doors open out to the front of the property, offering practical and convenient access.

From the hallway, stairs ascend to the first-floor landing, which features a window to the side elevation along with two useful store cupboards for added convenience. The principal double bedroom enjoys a pleasant outlook to the front, offering lovely views. This room is complemented by an en-suite shower room, which is fitted with a walk-in shower, WC, and hand basin. The second double bedroom overlooks the rear elevation and is currently being used as a dressing room, complete with fitted wardrobes. The third bedroom is a single room with views to the front and is presently utilised as a study, making it a versatile space to suit various needs. The family bathroom is fully tiled and comprises a corner shower, WC and hand basin set within a vanity unit.

OUTSIDE

Set back from Bynd Lane, the property is accessed via a block-paved driveway that provides off-road parking. Gated side access leads around to the rear garden, which has been thoughtfully landscaped for low-maintenance upkeep. The garden features a paved patio terrace, ideal for outdoor dining or relaxing, complemented by raised planted borders. Additionally, a garden shed provides storage.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. 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.

VIEWING ARRANGEMENTS

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

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

Leaving Bridgnorth proceed out on the B4363 sign posted Cleobury Mortimer. Continue on this road passing through the villages of Oldbury, Glazley and Deuxhill. After passing the turning to Stottesdon/Chorley on your right, proceed into the village of Billingsley. Take the second turning on your left into Bynd Lane where number 1 can be found along on the left hand side.

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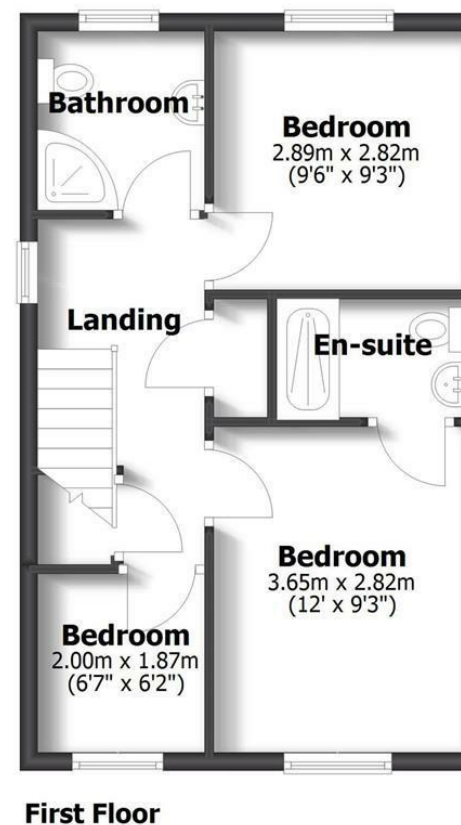
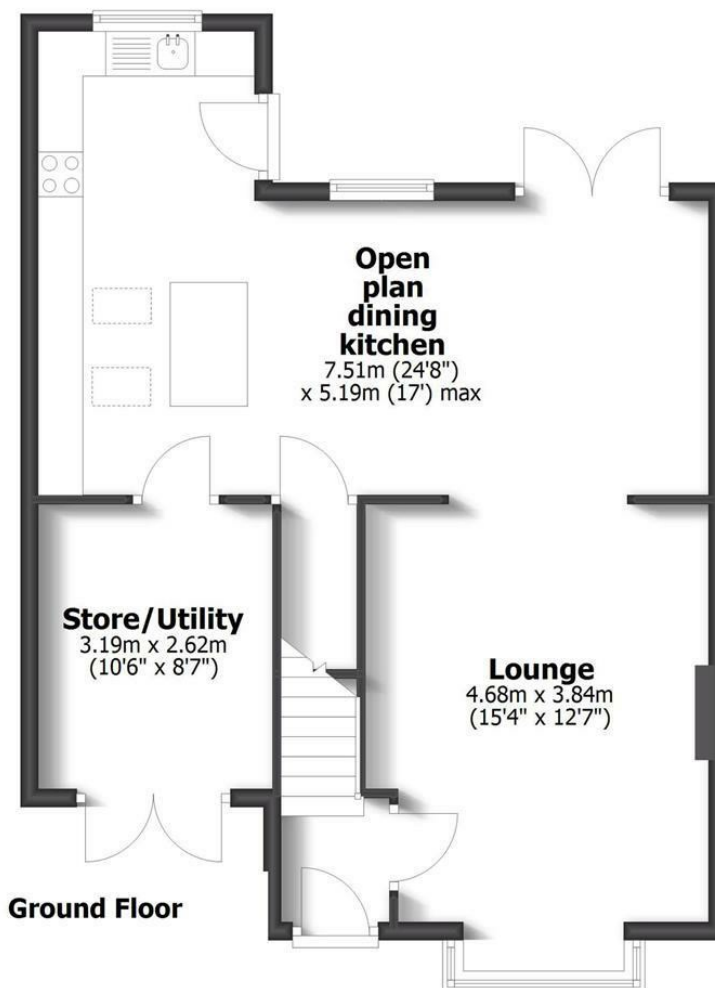
Offers Around
£325,000

EPC: D

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.



11 BYND LANE BILLINGSLEY



HOUSE: 91.4sq.m. 983.7sq.ft.
STORE/UTILITY: 8.4sq.m. 89.9sq.ft.
TOTAL: 99.8sq.m. 1,073.6sq.ft.

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

