



5 Castlecroft Gardens, Bridgnorth, Shropshire, WV15 5BE

**BERRIMAN**  
**EATON**

## 5 Castlecroft Gardens, Bridgnorth, Shropshire, WV15 5BE

An extended large detached family home in a quiet location and backing onto Lodge Lane Park. With potential to modernise, this house has three double bedrooms with a bathroom and additional ground floor wet room. Recommended viewing to appreciate the size.

Much Wenlock - 9 miles, Telford - 12 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Ludlow - 20 miles.  
(All distances are approximate).

### LOCATION

Castlecroft Gardens is a highly commutable location between the A442 and the A458 and located near the Aldi supermarket. Access by foot to the town is via pavements or the river path. Bridgnorth town offers many exciting attractions that can be accessed on foot. Near-by are riverside walks, parks, amenities, shops and tea rooms with the funicular cliff railway across the bridge giving access to the High Towns bustling high street, shops, cinema, theatre, farmers markets and the famous Severn Valley Steam Railway. The town offers an excellent range of primary and secondary schooling, healthcare services, hospital and an array of sports clubs and outdoor activities.

### ACCOMMODATION

Upon entering the property, the front door opens into an entrance porch with a convenient cloaks cupboard. A further door opens into the lounge which features a cast iron wood burning stove which also feeds the back boiler. Extending off the lounge, is the dining area with sliding patio doors opening out to the garden. The breakfast kitchen, also having sliding patio doors opening out to the garden consists of matching base and wall cabinets with work surface over, sink unit along with built in appliances to include an oven, gas hob with extractor hood and a dishwasher. From the inner hall, there is integral access into the garage having folding doors to the front, pedestrian side door, provision for a washing machine and dryer along with a wet room consisting of a shower, WC and hand basin.

A turning staircase from the hall rises to the first floor landing having a glazed window to the side. There are three good sized bedrooms, along with an airing cupboard housing the hot water tank, bathroom and a separate WC.

### OUTSIDE

Set back behind a long tarmac driveway, edged with a lawn and hedge border providing excellent parking along with access via folding doors to the garage. The rear garden enjoys a pleasant, private aspect hosting a selection of shrubs backing onto the park having private pedestrian gated access.

### SERVICES

We are advised by our client that all mains services are connected. Central heating and hot water feed by a back boiler along with an immersion heater. 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. Vacant possession will be given upon completion.

### COUNCIL TAX

Shropshire Council.  
Tax Band: E.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

From Bridgnorth High Town proceed to Low Town passing over the River Severn. At the roundabout take the third exit keeping in the left lane passing the petrol station. Take the third left onto the Stourbridge Road (A458). Continue along taking the third turning on the left into Goodwood Avenue where Castlecroft Gardens is located just ahead and off to the left.

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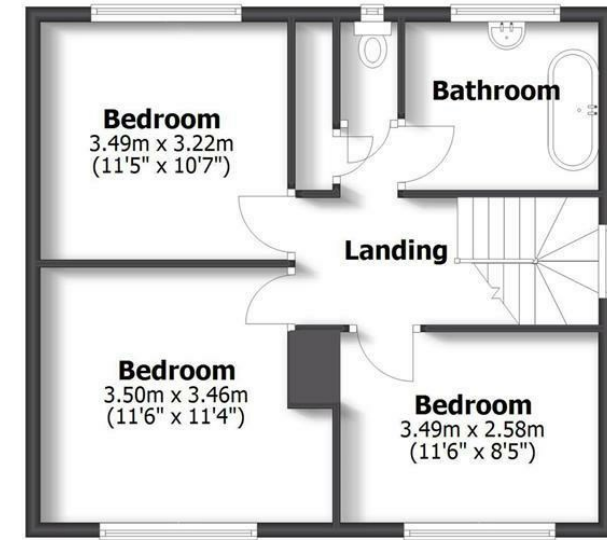
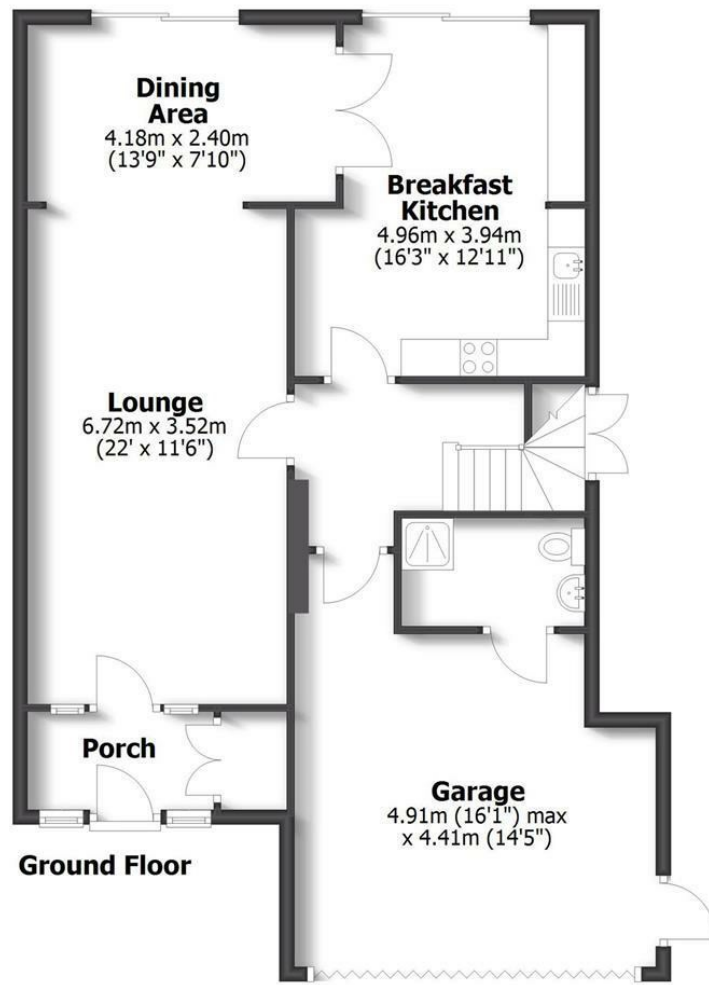
EPC: E

**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.



**5 CASTLECROFT GARDENS**  
BRIDGNORTH

HOUSE: 119.9sq.m. 1,290.7sq.ft.  
 GARAGE: 22.2sq.m. 239.1sq.ft.  
**TOTAL: 142.1sq.m. 1,529.8sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**First Floor**

