



Blue Birds Nest, 13 Claremont Drive, Bridgnorth, Shropshire, WV16 4LE

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## Blue Birds Nest, 13 Claremont Drive, Bridgnorth, Shropshire, WV16 4LE

A well presented bungalow, offering two double bedrooms located within this quiet cul-de-sac close to the towns amenities enjoying a well maintained private garden to the rear.  
Much Wenlock - 8 miles, Kidderminster - 15 miles, Telford - 14 miles, Shrewsbury - 21 miles, Wolverhampton - 15 miles, Ludlow - 19 miles, Birmingham - 31 miles.  
(All distances are approximate).

### LOCATION

Claremont Drive is located just off Victoria Road being a short distance from the towns bustling High Street with many other near-by attractions accessed on foot. The picturesque historic market town of Bridgnorth has an abundance of amenities to include shops, cafes, pubs and restaurants along with a good selection of primary and secondary schooling, many sports facilities, healthcare services, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend markets.

### ACCOMMODATION

On entering the bungalow, there is an entrance hall complete with a convenient cloaks cupboard for storage. The spacious lounge boasts a large bow window which overlooks the front elevation along with a feature fireplace housing an electric fire. Doors from both the lounge and hall give access to the open plan dining kitchen. This modern space is equipped with base and wall units, ample worktop space, a built-in oven, hob, dishwasher, fridge, and freezer, plus provision for a washing machine. The dining area has sliding patio doors that open out onto the elevated terrace. Adjoining the kitchen, the conservatory offers a serene sitting area with views of the garden. A door from conservatory gives convenient access into the garage.

The bungalow features two generously sized double bedrooms, both offering plenty of space and natural light. They share access to the main bathroom, which is fitted with a modern white suite that includes a WC, hand basin, bath, and a separate shower cubicle.

### OUTSIDE

A tarmac driveway provides private parking having access to the adjoining garage with a lawned foregarden and pathway leading the front entrance. The garage is equipped with an up/over door to the front along with a pedestrian door and window to the rear garden. The rear garden is well maintained to include a raised patio terrace leading down to a lawned garden beyond bordered by a variety of ornamental shrubs and trees, adding both colour and privacy.

### SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

### FIXTURES AND FITTINGS

By separate negotiation.

### 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

Strictly by appointment. Contact the BRIDGNORTH OFFICE.

### DIRECTIONS

#### 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](http://www.berrimaneaton.co.uk)

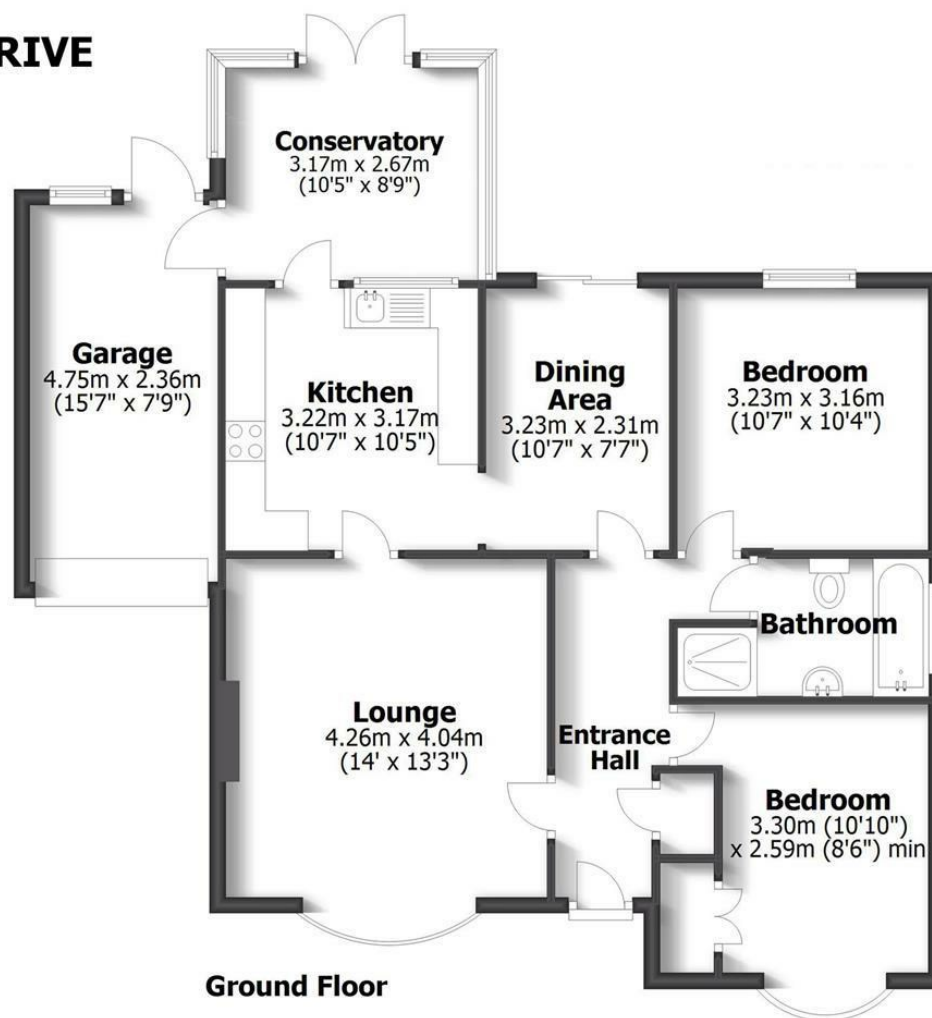
Offers Around  
£395,000

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.



## 13 CLAREMONT DRIVE BRIDGNORTH



BUNGALOW: 80.3sq.m. 863.8sq.ft.

GARAGE: 11.2sq.m. 120.6sq.ft.

**TOTAL: 91.5sq.m. 984.4sq.ft.**

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



