



56 Queensway Drive, Bridgnorth, Shropshire, WV16 4JF

BERRIMAN
EATON

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A most well presented and immaculate three bedroom home with A LARGE WIDE GARAGE, close to local amenities. Viewing is highly recommended to appreciate the fashionable kitchen and bathroom fittings and standard of finish. There is excellent off road parking to the front and side.

Much Wenlock - 8.0 miles, Ludlow - 19 miles, Kidderminster - 15 miles, Telford -14 miles, Wolverhampton - 15 miles, Shrewsbury - 20 miles, Birmingham - 32.
(All distances are approximate).

LOCATION

The house is just a short walk from a local convenience store and other shops with regular public transport. Ideal for families, there are near-by sports clubs and the leisure centre with both primary and secondary schools within walking distance. Bridgnorth provides a full range of shopping facilities 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 the hall with wooden flooring, stairs rise to the first floor. To the left is a large open living room with good natural light having windows to the both the front and side aspects. Leading through to the modern kitchen equipped with an induction hob, oven, washing machine, dishwasher and fridge freezer, there is a dining area enjoying patio doors that lead to the garden. There is a large understairs storage cupboard providing useful storage. On the first floor, the landing provides access to the loft space housing the gas central heating boiler along with a built in store cupboard. A modern fitted bathroom includes a WC, hand basin and P-shaped bath with shower over. There are three excellent sized bedrooms.

OUTSIDE

To the rear leading off the kitchen is a decked terrace and garden beyond, mainly laid to lawn with borders. With a secure gated side access, there is suitable car access to the LARGE GARAGE having a mechanics pit, power points and a remote control roller shutter door. The front garden has been neatly landscaped with a tarmac driveway providing ample off road parking with a planted gravelled border and outside power points.

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.

FIXTURES AND FITTINGS

By separate negotiation.

COUNCIL TAX

Council Tax Band: C
Shropshire Council

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Whitburn Street, proceed to the High Street and turn left at the T-junction. Proceed under the Northgate and continue straight over taking the next left into Innage Lane. Continue along passing St. Leonard's Infant and Primary School and as the road bends to the left, turn right into Queensway Drive. Proceed along Queensway Drive where the property is located towards the top on the right hand side identified by our for sale board.

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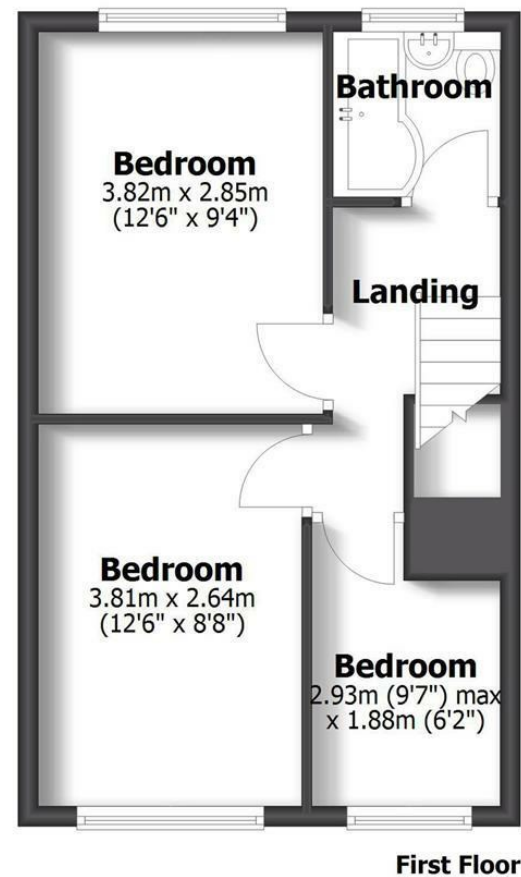
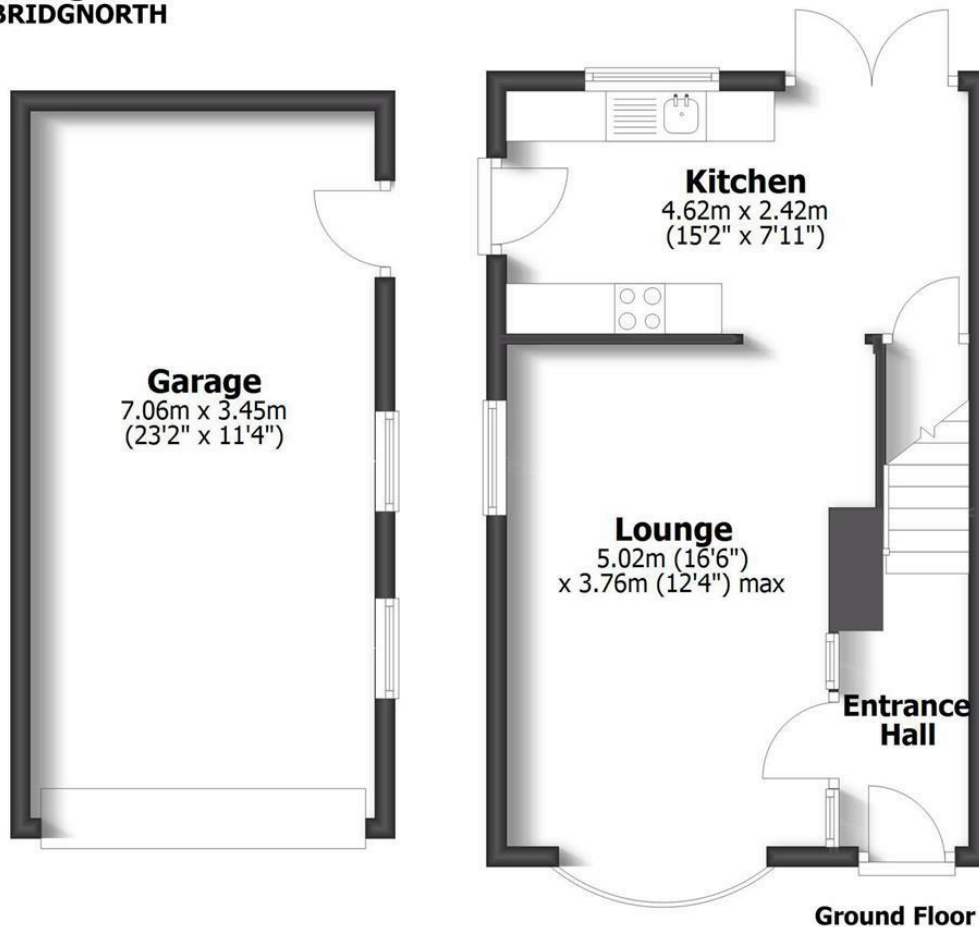
Asking Price
£285,000

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.



56 QUEENSWAY DRIVE BRIDGNORTH



HOUSE: 70.8sq.m. 761.7sq.ft.
GARAGE: 24.3sq.m. 261.8sq.ft.
TOTAL: 95.1sq.m. 1,023.5sq.ft.

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

