



8 Holmes Orchard, Alveley, Bridgnorth, Shropshire, WV15 6NX

BERRIMAN
EATON

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Immaculately presented, this semi-detached house offers a modern kitchen and living space, well kept garden and three bedroom accommodation in a sought after village location with far reaching views to the rear. This is a popular village with amenities and a Country Park.

Bridgnorth - 8 miles, Kidderminster - 8 miles, Telford - 18 miles, Ludlow - 27 miles, Shrewsbury - 27 miles, Hagley - 13 miles.
(All distances are approximate).

LOCATION

Alveley village is located in-between Bridgnorth and Kidderminster just off the A442. Holmes Orchard is positioned between the old village with a good local pub and within walking distance to the shops and school. The village offers a primary school and recreation grounds with children's play area, there are also nearby shops and sports facilities to include a tennis club, cricket club and a variety of other active community and social groups. Of note is the Severn Valley Country Park, with its own café that sits alongside the River Severn and the Severn Valley Steam Railway (with Halt station), whilst many cycling and walking routes weave through the countryside. Situated between Bridgnorth and Kidderminster with excellent road links to the motorway network, rail links can be found at Wolverhampton, Stourbridge, and Kidderminster.

ACCOMODATION

This is an immaculate home and garden; Upon entry there is an entrance hall with a large cloak cupboard and stairs to the first floor. The open plan living dining room is bright and airy with fireplace, log burner and patio doors onto the garden. The sleek modern kitchen has recently been refitted benefitting from an integrated oven and induction hob, integrated dishwasher, a walk in pantry and a separate utility area, with access to the garage and a downstairs WC.

Upstairs there two spacious double bedrooms and a further single bedroom room, the bedrooms all have pleasant views over the countryside village. The family bathroom has a large walk in shower, WC and hand basin with cupboard. There is access to the loft off on the landing.

OUTSIDE

The driveway to the property has been recently tarmacked and provides parking for two cars, the garage has electric roller shutter door and integral access into the property. The garden to the front is very neatly planted and low maintenance. There is an area to the side of the property for bin storage and a side gate with access through to the back garden. The rear garden has a pristinely kept lawn and matured planted beds with patio and seating areas along with a pond and water irrigation system.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be sought by your solicitor.

SERVICES

We are advised by our clients that all mains services are connected. Verification should be sought by your surveyor.

COUNCIL TAX

Shropshire Council, Tax Band: C.
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Viewing strictly by appointment only, please call our BRIDGNORTH OFFICE.

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

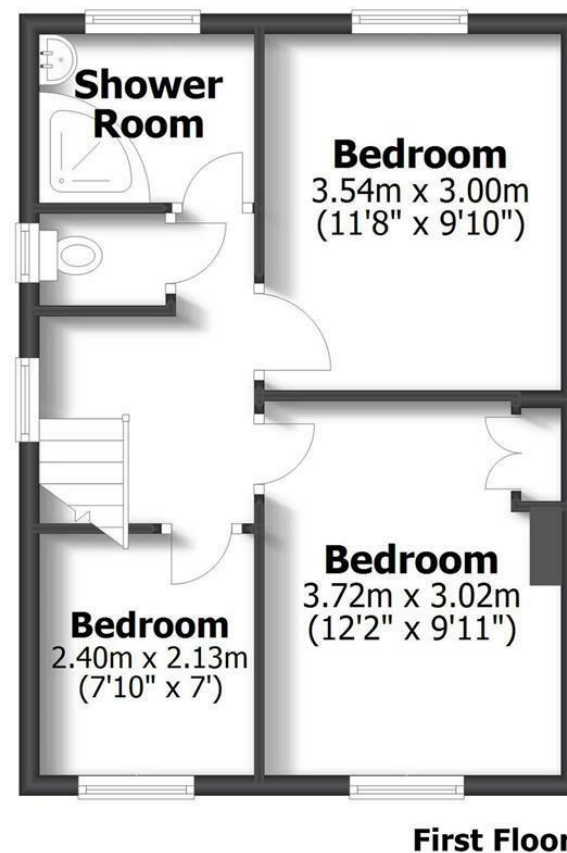
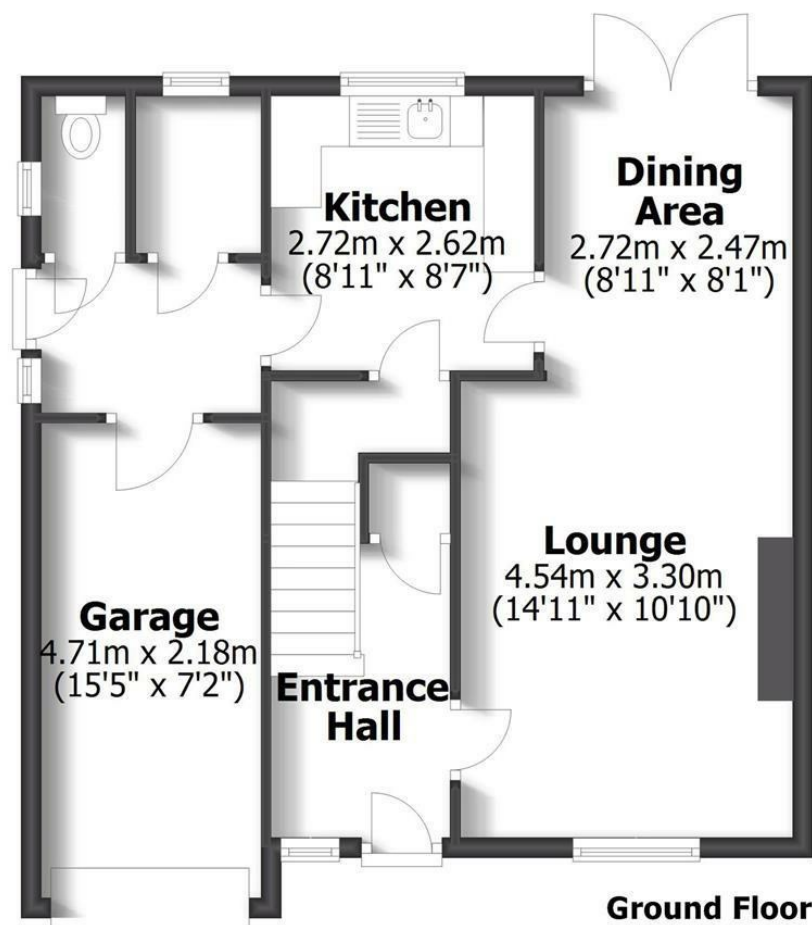
Asking Price
£280,000

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.



8 HOLMES ORCHARD ALVELEY



HOUSE: 83.5sq.m. 899.3sq.ft.
GARAGE: 10.3sq.m. 110.5sq.ft.
TOTAL: 93.8sq.m.1,009.8sq.ft.

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

