



4 Church Lane, Bridgnorth, Shropshire, WV16 4NJ

BERRIMAN
EATON

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A well presented three bedroom semi-detached home with potential to extend (STPP) in this sought after location close to the countryside yet within easy walking distance to local shops and public transport.

Bridgnorth High Street - 1 mile, Much Wenlock - 7 miles, Telford - 14.miles, Kidderminster - 15 miles, Shrewsbury - 20 miles, Wolverhampton - 16 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

The picturesque riverside market town of Bridgnorth has an abundance of amenities to include shops, cafés, post offices, pubs and restaurants along with a good selection of primary and secondary schooling, sports facilities, healthcare, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend farmers markets. Church Lane is within walking distance to a local convenience store, butcher and post office with regular public transport close by.

ACCOMMODATION

Entering into the property through the front door into the entrance hall with stairs off to the first floor. There is a light and spacious open plan lounge/dining area enjoying a dual aspect with French doors opening out to the rear garden. The kitchen is fitted with a range of modern units to include base cupboards and drawers with work tops over, stainless steel sink unit, built in dishwasher and an oven with gas hob above. Window and door to the rear along with an understairs store cupboard. Leading off the kitchen is a utility and guest WC along with a hand basin and provision for a washing machine.

From the hall, stairs rise to the first floor landing having a window to the side elevation. Doors lead off to the master double bedroom with fitted storage. There are two further double bedrooms and a family bathroom fitted with a white suite to include a panelled bath with shower over and a fitted vanity unit to include a concealed WC and wash hand basin.

OUTSIDE

A large block paved driveway provides ample parking to the front with a planted foregarden and access to the SINGLE GARAGE having an up/over door to the front, lights and power connected. Gated side access leads around to the pleasant rear garden being mainly laid to lawn with a mature planted shrub border and a paved patio seating area leading off the kitchen.

SERVICES

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

VIEWING ARRANGEMENTS

Viewings strictly by appointment. Please contact our BRIDGNORTH OFFICE.

DIRECTIONS

From Salop Street proceed onto the Wenlock Road, at the mini island take a right turn into Church Lane where number 4 can be found a short distance along on the right hand side.

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tettenhall@berrimaneaton.co.uk

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01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

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Lettings Office

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Worcestershire Office

01562 546969

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Offers Around
£285,000

EPC: C

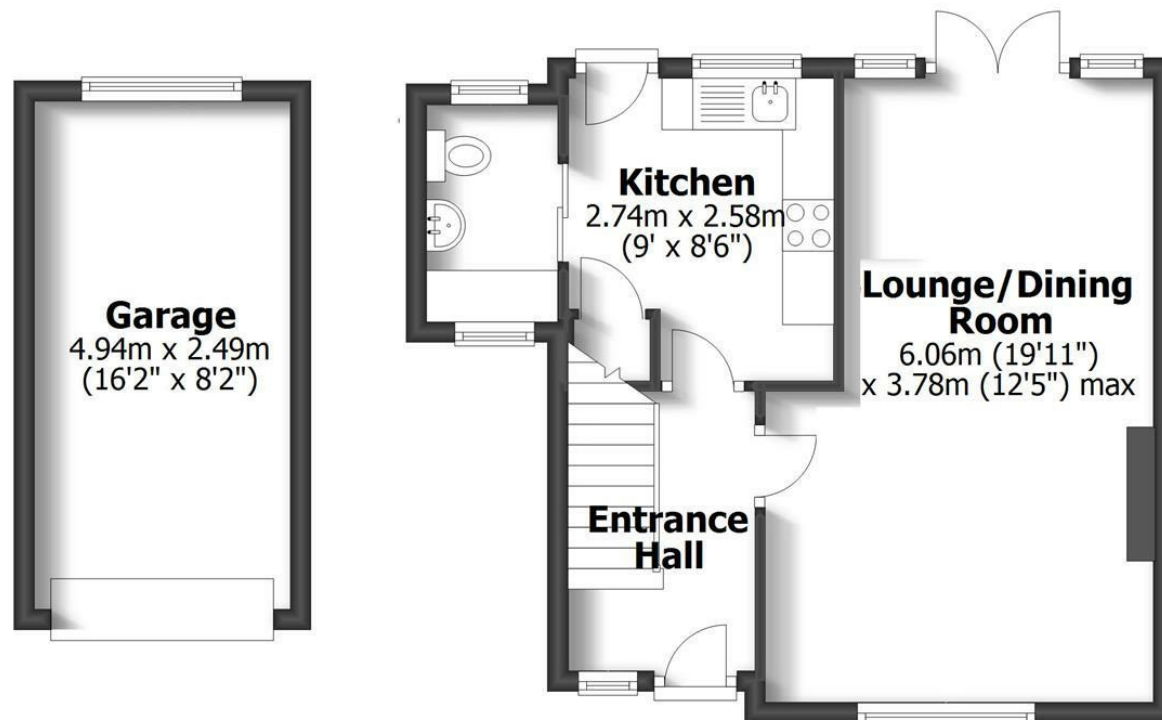
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



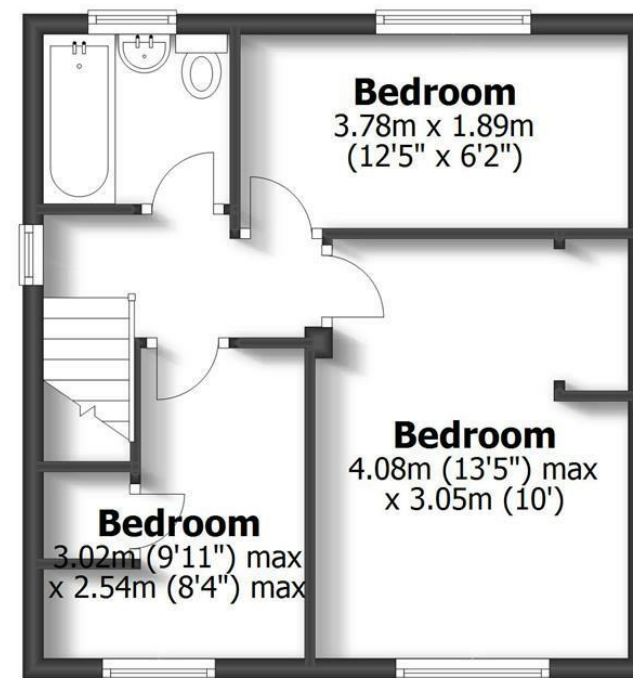
4 CHURCH LANE BRIDGNORTH

HOUSE: 71.3sq.m. 767.3sq.ft.
GARAGE: 12.3sq.m. 132.2sq.ft.
TOTAL: 83.6sq.m. 899.5sq.ft.

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



Ground Floor



First Floor

