



7 Brown Clee Road, Ditton Priors, Bridgnorth, Shropshire, WV16 6ST

BERRIMAN
EATON

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This three-bedroom semi-detached home offers great potential and is in need of modernisation. Enjoying an open outlook to the rear, the property features gardens to both the front and back and is conveniently located close to village amenities.

Bridgnorth - 8 miles, Much Wenlock - 9 miles, Ludlow - 14 miles, Craven Arms - 16 miles, Telford - 17 miles, Shrewsbury - 22 miles, Kidderminster - 20 miles, Birmingham - 38 miles.
(All distances are approximate).

LOCATION

Ditton Priors is a small, rural village South West of the historic market town of Bridgnorth, located at the foot of the Brown Clee Hill. Surrounded by beautiful natural Shropshire countryside, the area is highly sought after for walkers and other outdoor pursuits. The village itself has a selection of local amenities including a primary school, church, post office, medical practice, convenience store and excellent butchers. There is also a petrol station, public house and a village hall/community centre, all within walking distance.

ACCOMMODATION

Entered via a front porch, the hallway provides access to two reception rooms and stairs rising to the first floor. The front-facing lounge features an electric fire, while the spacious rear sitting/dining room benefits from a multi-fuel burner and triple windows offering views over the garden and beyond.

The kitchen, located off the dining area, is fitted with base and wall units, a built-in oven/grill, sink, and plumbing for a washing machine. It also includes a useful pantry space. A rear door leads directly to the garden, making it a practical and well-connected layout for family living.

Upstairs, the landing gives access to two double bedrooms—one of which includes an airing cupboard—as well as a third single bedroom. The bathroom features a bath with shower over and a hand basin, with a separate WC.

OUTSIDE

The property is set back behind a lawned foregarden and driveway with gated access to the rear. The rear garden is mainly laid to lawn enjoying an open aspect to the rear.

The property is set back from the road, behind a good frontage, providing a lawned foregarden and a private driveway. Gated side access leads to the rear garden, which is predominantly laid to lawn and enjoys an open aspect to the rear with views across the adjoining farmland.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. 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: B.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

Leaving Bridgnorth on the A458 towards Shrewsbury. On entering Morville, fork left onto the B4368 sign posted Craven Arms. Follow this road along and after approximately 3 miles turn left sign posted Ditton Priors. On entering the village of Ditton Priors continue through passing the petrol station on your right, turn left into Station Road and continue along taking a right hand turn into Brown Clee Road, where number 7 can be found along on the left hand side.

Tettenhall Office

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Bridgnorth Office

01746 766499

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Wombourne Office

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Lettings Office

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Worcestershire Office

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Asking Price
£215,000

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.



7 BROWN CLEE ROAD DITTON PRIORS

TOTAL: 87.1sq.m.937.9sq.ft.

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



