



121 The Hobbins, Bridgnorth, Shropshire, WV15 5HH

BERRIMAN  
EATON



# 121 The Hobbins, Bridgnorth, Shropshire, WV15 5HH

Backing onto fields, this greatly extended home has five bedrooms and excellent space for a large family home located just on the outskirts of Bridgnorth and in the catchment for Worfield Primary School. Bridgnorth town 1.5 miles, Much Wenlock - 10 miles, Kidderminster - 14.3 miles, Telford - 12.5 miles, Shrewsbury - 23.6 miles, Wolverhampton - 13.7 miles, Ludlow - 22 miles, Birmingham - 28 miles. (All distances are approximate).

## LOCATION

The Hobbins is a popular development which lies just on the outskirts of Bridgnorth offering a charming semi rural setting. Situated between the A454 Wolverhampton Road and A458 Stourbridge Road, this makes an ideal commuters escape. Bridgnorth town centre is just 2 miles away that provides a range of facilities including a hospital, choice of primary and secondary schooling, sports facilities whilst close by are the smaller villages of Claverley, Worfield, and Bobbington for Primary schooling. The area is ideal for walkers and countryside lovers, yet it remains commutable to the West Midlands conurbation.

## OVERVIEW

Having been extended and modernised this family home offers light and spacious living throughout with five first floor well proportioned bedrooms, two bathrooms a large laundry room and a garage well positioned in a large plot on the edge of the estate enjoying a private aspect to the rear overlooking fields.

## ACCOMMODATION

A front door opens into an entrance porch with tiled flooring with a further door opening into the reception hall. Stairs rise to the first floor, with an understairs cloak cupboard providing useful storage. To the front of the property is a spacious lounge featuring a wood-burning stove set on a tiled hearth. The kitchen is well-fitted with matching base and wall units, integrated oven with grill, hob with extractor above, and a built-in fridge and freezer. A sink unit is positioned beneath a window, and the kitchen opens directly into the adjoining dining area. French doors from the dining area lead into a bright conservatory, which also connects to the kitchen. With a tiled floor, surrounding windows, and further French doors opening out to the garden enjoying a picturesque outlook. A separate laundry room offers additional storage with matching base and wall units, worktops, a sink unit, and plumbing for a washing machine and dryer. Adjacent to the utility is a convenient guest WC.

Internal access leads to the integral garage, which is fitted with power, lighting, a cold water tap, and an electric roller shutter door.

The first floor landing provides access to the loft and leads to five well-proportioned bedrooms.

The principal bedroom overlooks the rear of the property and enjoys far-reaching views, as well as a private en suite with WC, pedestal wash hand basin, and a bath with shower over. A second double bedroom to the rear also benefits from countryside views and a fitted double wardrobe. There are two further double bedrooms to the front elevation, one with fitted wardrobes, and a fifth bedroom suitable for use as a nursery, home office, or single bedroom.

The family bathroom is fitted with a white heritage suite comprising WC, wash hand basin, and a panelled bath with shower over, with a window to the rear providing natural light.

## OUTSIDE

The property is set back behind a gravel driveway providing ample off-road parking and access to the adjoining large garage, alongside a neatly maintained lawned garden bordered by mature shrubs.

To the rear, the home enjoys a generously sized garden, predominantly laid to lawn and enclosed by fencing. A paved patio terrace provides the perfect spot for outdoor dining and entertaining. The garden benefits from an open aspect to the side and rear, backing onto fields and creating a peaceful, semi-rural setting.

## SERVICES

We are advised by our client that mains water, electricity and drainage are connected. Oil central heating and also private drainage to the rear of the property via a soak away. 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. Please note that there is an monthly village management fee payable at a cost of around £36 PCM.

## COUNCIL TAX

Shropshire Council.  
Council Tax Band: C  
<https://www.tax.service.gov.uk/check-council-tax-band/property/2f698fee-2bcd-4c23-7668-e4c0562f08fe>

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

From Bridgnorth proceed out on the A454 up the Hermitage taking you on the Bridgnorth to Wolverhampton Road. At the island turn right on to the Stourbridge Road. Then take the next left hand turn sign posted The Hobbins. Turn first left and follow the road along where number 121 is located first on the left hand side.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

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### Wombourne Office

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Asking Price  
**£375,000**

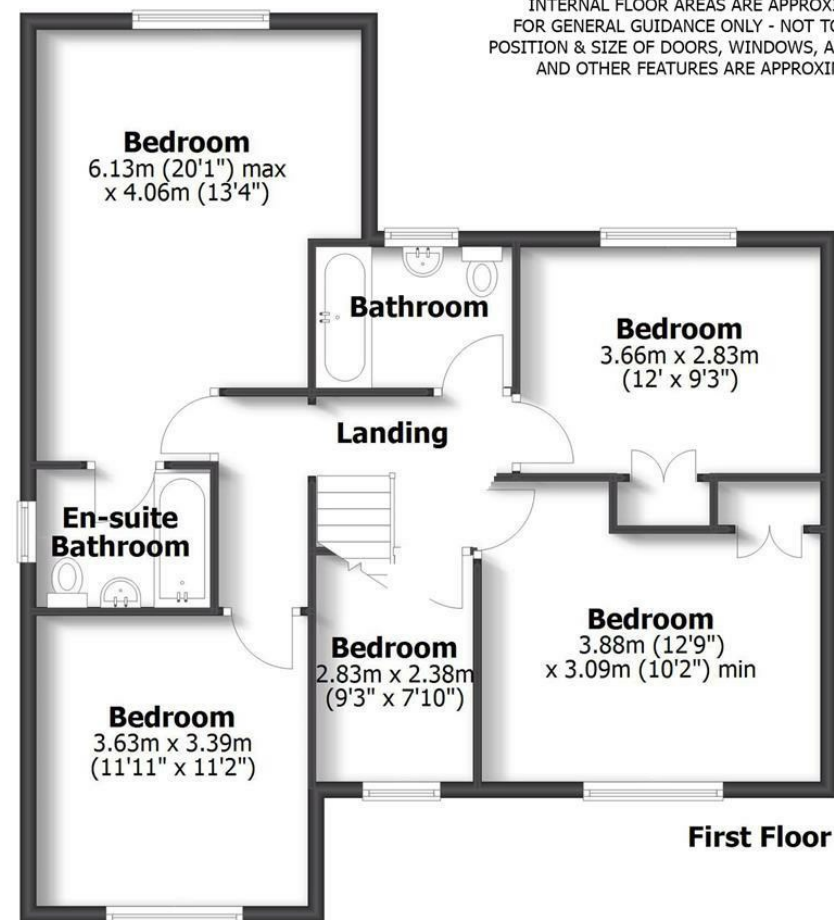
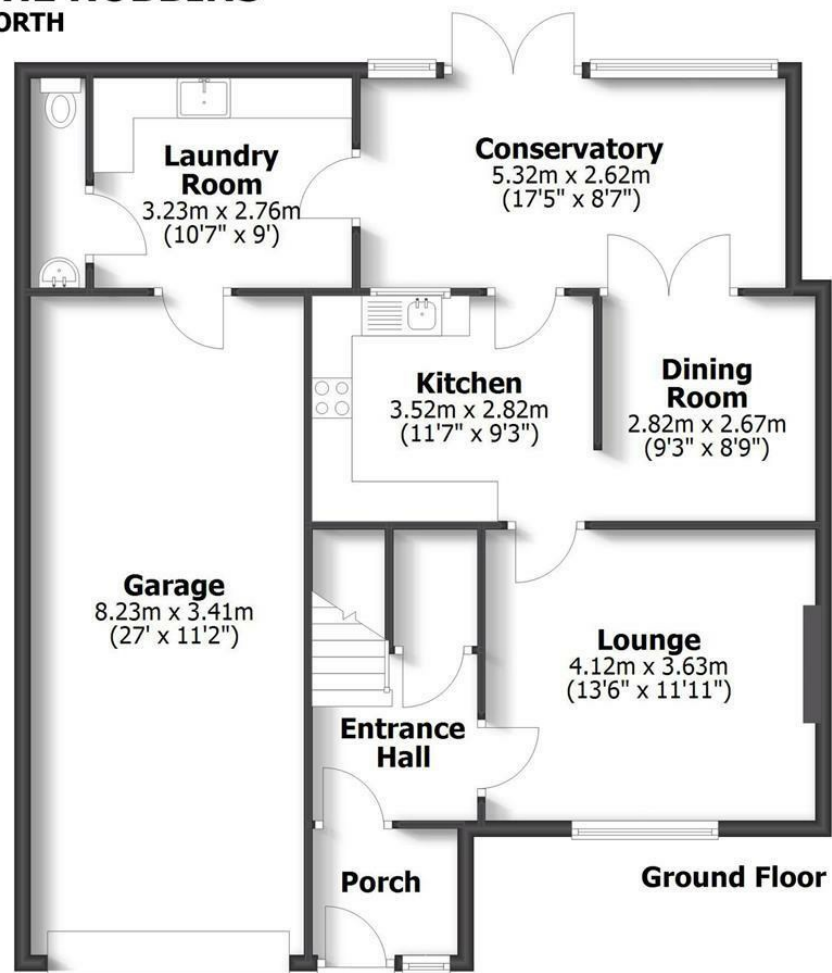
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.



## 121 THE HOBBS

BRIDGNORTH



HOUSE: 151.2sq.m. 1,627.7sq.ft.  
 GARAGE: 28.1sq.m. 302.3sq.ft.  
**TOTAL: 179.3sq.m. 1,930sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



