



30 Greenway Avenue, Alveley, Bridgnorth, Shropshire, WV15 6NY

BERRIMAN
EATON

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A well presented and extended semi-detached home in this popular village location. With three bedrooms, a fully boarded loft room and a large landscaped garden extending to the rear. Kidderminster - 7 miles, Bridgnorth - 8 miles, Telford - 13 miles, Much Wenlock - 15 miles, Ludlow - 26 miles, Shrewsbury - 28 miles, Worcester - 21 miles, Birmingham - 24 miles. (All distances are approximate).

LOCATION

Alveley village is located in-between Bridgnorth and Kidderminster just off the A442. 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

On entering the property through the large entrance porch, a further door opens into the hall where stairs rise off to the first floor along with a large cloaks/storage cupboard. The open plan lounge/dining area is a bright and welcoming space, with patio doors opening out onto the garden together with a feature fireplace with electric fire. Leading off the dining area is a versatile room that would make a suitable home office or hobby room. The kitchen has plentiful cupboard space, along with work tops and sink unit, provision for a dishwasher and washing machine and integrated appliances to include an oven and induction hob with extractor. A window looks out to the rear garden together with a back door giving access.

From the hall stairs rise to the first floor landing which accommodates the three bedrooms, two of which are double. The spacious family bathroom is equipped with a WC, hand basin and a bath with shower over. A large cupboard provides useful storage. A door from the landing gives access to a space saver staircase leading to a large, fully boarded and carpeted loft room with sky light.

OUTSIDE

The block paved driveway offers comfortable off road parking for two vehicles, and has gated side access into the garden. To the rear, the generously sized garden has been landscaped to include a patio terrace with lawned gardens extending beyond, planted borders and mature beds enjoying a pleasant sunny aspect.

SERVICES

We are advised by our clients that mains electric, water and drainage are connected. Oil fired central heating. Verification should be obtained by your surveyor.

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor. Vacant possession will be given upon completion.

COUNCIL TAX

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

FIXTURES AND FITTINGS

By Separate Negotiation.

VIEWING ARRANGEMENTS

Viewings strictly by appointment only, please contact the BRIDGNORTH OFFICE.

DIRECTIONS

Leaving Bridgnorth on to the A442 Kidderminster Road. On entering Alveley, turn right into Daddlebrook Road and then take a the second left hand turn into Greenway Avenue, where number 30 can be found on the right hand side identified by our for sale board.

Tettenhall Office

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Bridgnorth Office

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Wombourne Office

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Lettings Office

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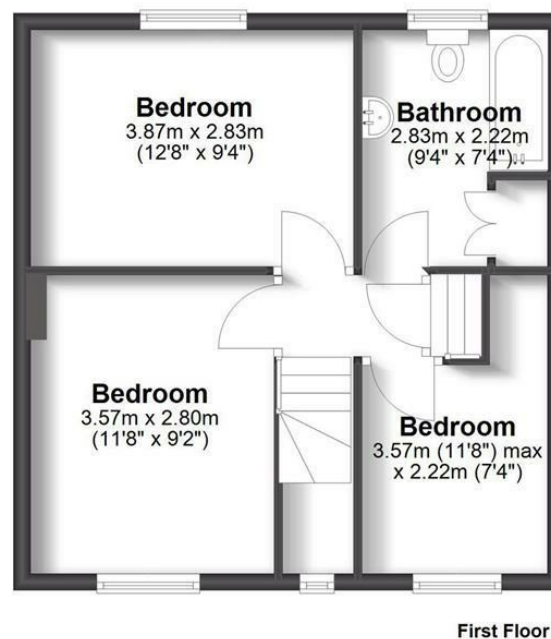
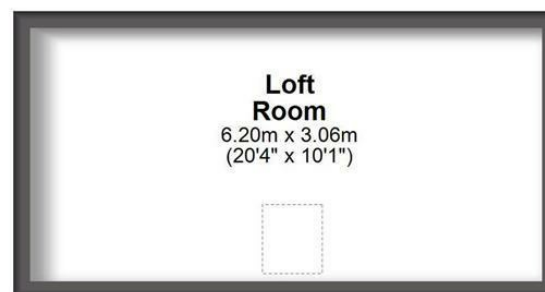
Offers Around
£325,000

EPC:

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.



30 GREENWAY AVENUE ALVELEY



HOUSE: 97.7sq.m. 1,051.7sq.ft.
LOFT ROOM: 19.0sq.m. 204.2sq.ft.
TOTAL: 116.7sq.m. 1,255.9sq.ft.

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

