



44a Hook Farm Road, Bridgnorth, WV16 4SD

BERRIMAN
EATON

44a Hook Farm Road, Bridgnorth, WV16 4SD

This first floor maisonette has a double bedroom and spacious layout with good storage, parking space and enclosed rear garden. Located towards the edge of Town, there are nearby bus services and local amenities. The property has just recently completed a full refurbishment with new heating, fitted kitchen, refitted bathroom and new laminate flooring throughout. The property also has UPVC double glazed windows and external door.

Bridgnorth High Street - 1 mile, Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

A first floor maisonette in this popular residential location near to bus stops with local shops in Sydney Cottage Drive and the High Town amenities beyond. Bridgnorth is a picturesque Market town with 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 and local attractions such as the Severn Valley Steam Railway, River Severn and the weekend farmers markets.

ACCOMMODATION

The property is freshly renovated with electric heaters, new flooring, re-decorated, re-fitted kitchen, re-fitted bathroom and existing UPVC double glazing. Entering from the ground floor into an entrance hall with stairs rising to a first floor, there is a private landing area with window to the front and further door giving access to the inner hallway with door leading: An open plan living, dining, kitchen area, recently re-fitted with a brand-new double oven, hob, extractor fan and sink unit. The sitting area has a new electric heater and window to the rear. The double bedroom also has a new electric heater and window overlooking the rear garden and from the hall, access leads to re-fitted bathroom having a corner shower handbasin and WC, again all brand-new fittings with a wall heater and extractor fan and access to the loft.

OUTSIDE

Outside, there is a rear garden which is presently enclosed and gated - fully gravelled. There is a single parking space also included within the purchase price and this is located to the rear on the right marked with a concrete bollard.

TENURE/LEASE/GROUND RENT

We are advised by our client that the property is LEASEHOLD. Verification should be obtained by your Solicitors.

SERVICES

We are advised by our client that mains water and electricity are connected. Electric heating. Verification should be obtained from your surveyor.

LOCAL AUTHORITY/COUNCIL TAX

Shropshire Council.

Tax Band: A.

www.mycounciltax.org.uk/content/index

DIRECTIONS

From our offices proceed onto Salop Street, taking a right hand turn into Victoria Road. At the top of Victoria Road turn left into Hook Farm Road. The property is located along on the right hand side.

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

Offers Around
£99,950

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.



44A HOOK FARM ROAD BRIDGNORTH



TOTAL: 45.3sq.m. 488sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

