

2 Bradeney Drive, Worfield, Bridgnorth, WV15 5NU

BERRIMAN
EATON

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A superbly appointed, two bedroom semi-detached bungalow located within this exclusive gated development for the over 55's just under 4 miles from the historic market town of Bridgnorth. With a private driveway, external charger for mobility scooters and a low maintenance garden to the rear.
Bridgnorth - 4 miles, Wombourne - 8 miles, Much Wenlock - 12 miles, Albrighton - 6 miles, Telford - 12 miles, Wolverhampton - 11 miles.
(All distances are approximate).

LOCATION

Bradeney Drive is part of the Bradeney Nursing Home development, offering exclusive independent living for those aged over 55. This modern and private residential community features 14 bungalows set within a secure, gated environment. Residents also benefit from a communal pavilion, where weekly social events provide opportunities to connect and enjoy a vibrant community atmosphere.

Situated on the outskirts of Worfield village, the location offers convenient access to local amenities including a convenience store, post office, St Peter's Church, Worfield Primary School, sports clubs, and two traditional pubs together with excellent transport links via the A454, A442, and B4176. The area is further enhanced by nearby attractions such as the Davenport Estate and The Old Vicarage hotel and restaurant.

FEATURES

Finished to a high specification the bungalow offers a range of premium features designed for both comfort and convenience. These include underfloor heating, quality oak joinery, a high-pressure water system, built-in wardrobes, and a stylish kitchen fitted with granite worktops and integrated appliances. For added peace of mind, a 24-hour emergency panic alarm system is also in place. Designed with sustainability in mind, the property is highly energy-efficient, benefiting from excellent insulation, solar power, and metered biomass boilers. Ultra energy-efficient double glazing further enhances performance, helping to keep running costs low. Heating and hot water charges are conveniently included within the service charge.

ACCOMMODATION

Entering the property into the spacious hallway there are doors leading off to: a large shower room with anti-slip flooring, walk in shower, WC and hand basin. A spacious open plan living kitchen, with the lounge area benefits from patio doors to the front of the property and electric fire. The breakfast kitchen is fitted with a selection of integrated appliances including an electric oven with hob, fridge, freezer slim line dishwasher and a washing machine/tumble dryer. A back door gives access to the rear garden. There are two double bedrooms both of which overlook the rear garden. The principal bedroom has fitted wardrobes and French patio doors opening into the back garden.

OUTSIDE

The bungalow has a private rear garden of a manageable size with a paved patio terrace with canopy and side access. A blocked paved driveway to the front provides parking and charging point for mobility scooters. Extending off the lounge there is a front sun terrace.

TENURE

We are advised the property is LEASEHOLD with a 999 year lease from 2017. A service charge applies, approx. £ 1,778 to include water, heating and ground rent. Payable every 6 months. Verification should be obtained from your solicitor.

SERVICES

We are advised that mains water and electricity are connected. Private drainage. Verification should be obtained from your surveyor.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Bridgnorth take the A454 towards Wolverhampton. At Wyken (by the petrol station and just before The Wheel at Worfield public house) turn left signposted Worfield and then fork off to the right. Follow the road for a short distance passing the entrance to Bradeney Nursing Home on your right. Bradeney Drive is the next entrance located on the right handside having a gated entry.

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Wombourne Office
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Offers Around
£295,000

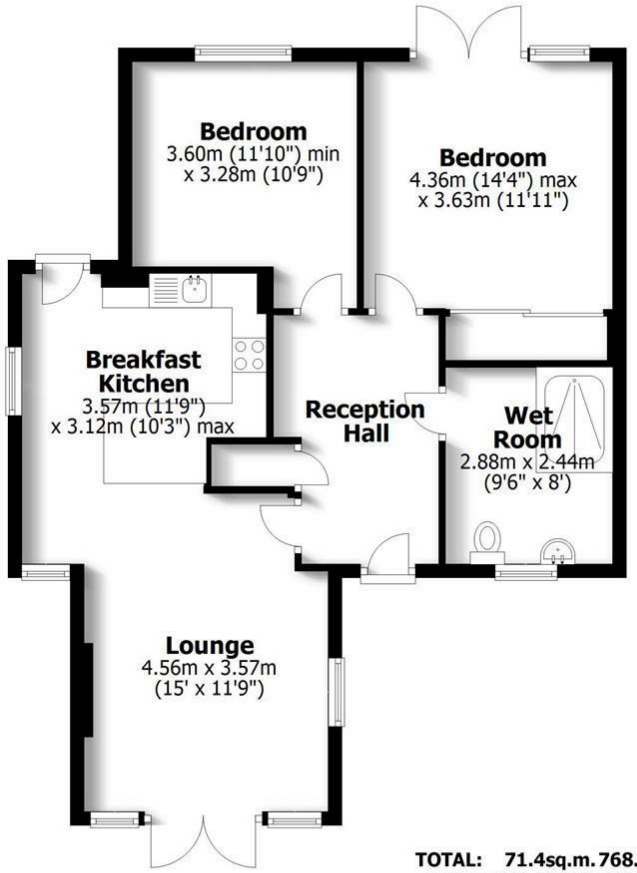
EPC: C

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.






2 BRADENEY DRIVE
WORFIELD, SHROPSHIRE



TOTAL: 71.4sq.m. 768.9sq.ft.

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







