



Worfcote, Main Street, Worfield, Bridgnorth, Shropshire, WV15 5LF

BERRIMAN
EATON

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Occupying a delightful central village position overlooking St Peter's Church, this substantial detached dormer bungalow enjoys a peaceful and private setting. Offering versatile accommodation extending across two floors, the property includes three generous double bedrooms, two bathrooms, a detached garage/workshop, southerly gardens and an attractive carriage driveway providing ample off-road parking. Bridgnorth - 4 miles, Telford - 12 miles, Shrewsbury - 26 miles, Wolverhampton - 12 miles, Albrighton - 8 miles, Ludlow - 25 miles, Birmingham - 28 miles. (All distances are approximate).

LOCATION

Worfield is a picturesque Shropshire village that has retained much of its traditional charm, offering an idyllic setting with attractive Main Street scenes and a strong sense of community. The village benefits from a range of local sports clubs, including tennis, bowling, and cricket, while the nearby Davenport Estate provides an extensive network of public footpaths through some of Shropshire's most beautiful countryside.

Within easy walking distance are The Dog public house, the village Post Office, Worfield Village School and Nursery (rated Good by Ofsted), and the stunning St Peter's Church, all contributing to the village's welcoming and vibrant atmosphere. For a wider selection of shops, restaurants, leisure facilities, and everyday amenities, the historic market town of Bridgnorth is just a short drive away.

ACCOMMODATION

A spacious through reception hall with parquet flooring provides access to the principal ground floor accommodation, while a staircase rises to the first floor. The spacious living room is a particular feature of the home, enjoying a triple aspect that fills the room with natural light. A feature fireplace incorporating a remote control electric fire that creates an attractive focal point, whilst sliding patio doors open into the adjoining conservatory, (with a wall mounted heater/air conditioning unit), which offers delightful views across the beautifully maintained rear gardens. The breakfast kitchen is fitted with a range of matching base and wall units complemented by work surfaces and a practical breakfast bar, with built in appliances to include a ceramic hob, extractor, two ovens and plumbing for a dishwasher, A window and rear door provide direct access to the garden.

The ground floor also benefits from two well proportioned double bedrooms, both featuring fitted wardrobes, (one presently being used as a dining room). These are served by a fully tiled family bathroom appointed with a corner shower enclosure, WC, bidet and wash hand basin set within a vanity unit. An airing cupboard provides additional useful storage.

Occupying the entire first floor, the principal bedroom suite offers generous proportions together with attractive views to both the front and rear elevations. The room is complemented by an extensive range of built-in wardrobes, while across the landing is a spacious bathroom fitted with a corner bath, WC and a wash hand basin set within a vanity unit.

OUTSIDE

Externally, the property is approached via a carriage driveway providing excellent off-road parking together with a detached tandem length garage and workshop. The mature rear gardens enjoy a high degree of privacy and back directly onto the meandering Worfe, creating a tranquil setting. the property has an integral laundry room, accessed from the patio.

The detached garage, provides tandem parking with a workshop area to the rear having lights and power connected.

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: F.
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

When approaching Worfield from Bridgnorth on the (A454) turn left off the main road opposite The Wheel Inn. Continue up this lane and turn right into Worfield, continue through the village passing St Peters Church, where Worfcote can be found just on the right-hand side.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£650,000

EPC:

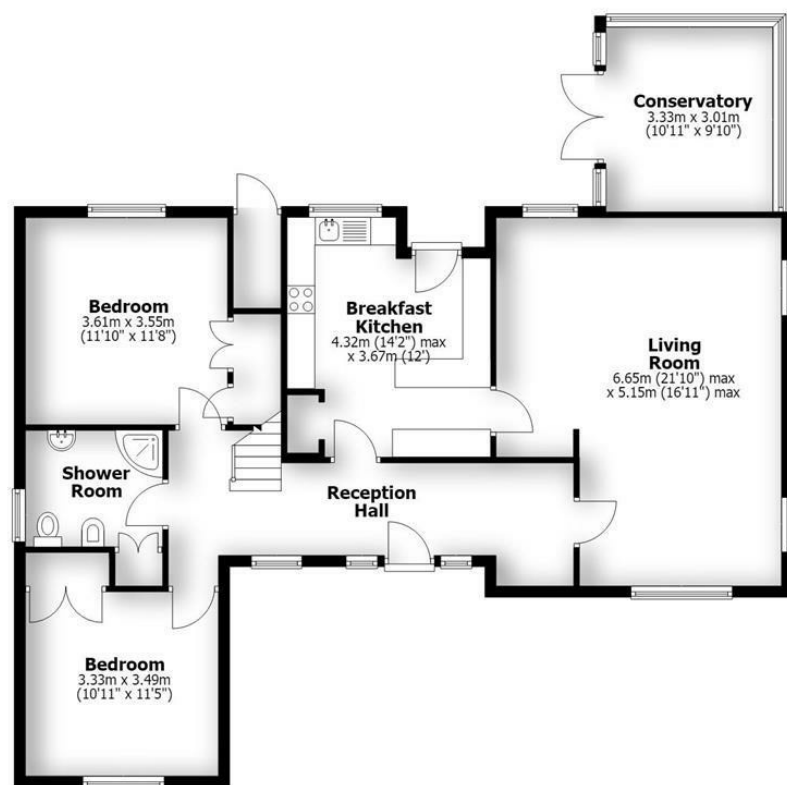
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



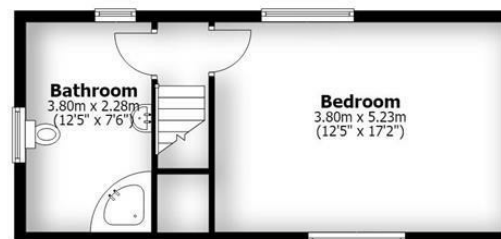
WORFCOTE MAIN STREET, WORFIELD

HOUSE: 140.4sq.m. 1,510.8sq.ft.
GARAGE/WORKSHOP: 28.5sq.m. 307.0sq.ft.
TOTAL: 168.6sq.m. 1,817.8sq.ft.

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



Ground Floor



First Floor

