



14 Grasmere Drive, Highley, Bridgnorth, WV16 6EE

BERRIMAN
EATON

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A well presented detached bungalow in a cul-de-sac location, offering a large garden with views of the Cleve Hills and close proximity to village amenities. Highley High Street - 0.5 miles, Bridgnorth - 7 miles, Telford - 19 miles, Kidderminster - 11 miles, Ludlow - 20 miles, Wolverhampton - 21 miles, Shrewsbury - 33 miles, Birmingham - 31 miles. (All distances are approximate).

LOCATION

Highley is a small village situated approximately seven miles south west of Bridgnorth. The village benefits from a good range of local amenities, including a leisure centre with pool, medical practice, shops, driving range, primary school, the renowned Severn Valley Railway and Museum, as well as beautiful surrounding Shropshire countryside. The location is ideal for those seeking peace and quiet while enjoying easy access to countryside walks and a variety of outdoor pursuits.

ACCOMMODATION

The property is entered via a front entrance porch, with the front door opening into a hallway. The lounge is generously proportioned and features a log burning stove along with large sliding patio doors that open out onto the rear garden, enjoying pleasant views beyond. Leading from the lounge is a dining area which in turn provides access to the kitchen. The kitchen is fitted with a range of matching base and wall units with worktops over, a sink unit and provision for appliances. Adjacent to the dining area, a door leads to the integral garage which incorporates a useful utility room housing the central heating boiler and plumbing for a washing machine. A rear door and porch provide further access to the gardens.

The accommodation includes three bedrooms, with the third bedroom located off the dining area, offering flexible use as a home office or hobby room. The main shower room is fitted with a modern suite comprising a WC, hand basin, and shower cubicle.

OUTSIDE

The property is set back behind a block paved driveway and is screened by mature hedging, providing a good degree of privacy. The driveway offers off road parking and leads to the garage, having an up/over door to the front.

To the rear, the garden is predominantly laid to lawn and is complemented by well stocked planted beds and borders, along with a decked terrace and patio area. The garden is enclosed by hedged boundaries and enjoys far reaching views to the Cleve Hills.

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SERVICES

We are advised by our client that mains water, drainage and electricity are connected to the property. Oil fired central heating. We have been informed that mains gas has been connected up to the property. Vacant possession will be given upon completion. Verification should be obtained by your surveyor.

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained by your solicitor.

FIXTURES AND FITTINGS

By separate negotiation.

COUNCIL TAX

Shropshire Council.

Tax Band: C.

VIEWING ARRANGEMENTS

Strictly by appointment through Berriman Eaton Bridgnorth office.

DIRECTIONS

Leaving Bridgnorth heading out towards Chelmarsh on the B4555. On entering Highley follow the road around and take a right turn into Redstone Drive then right again into Grasmere Drive where the property is located at the end of the cul de sac by the Primary School.

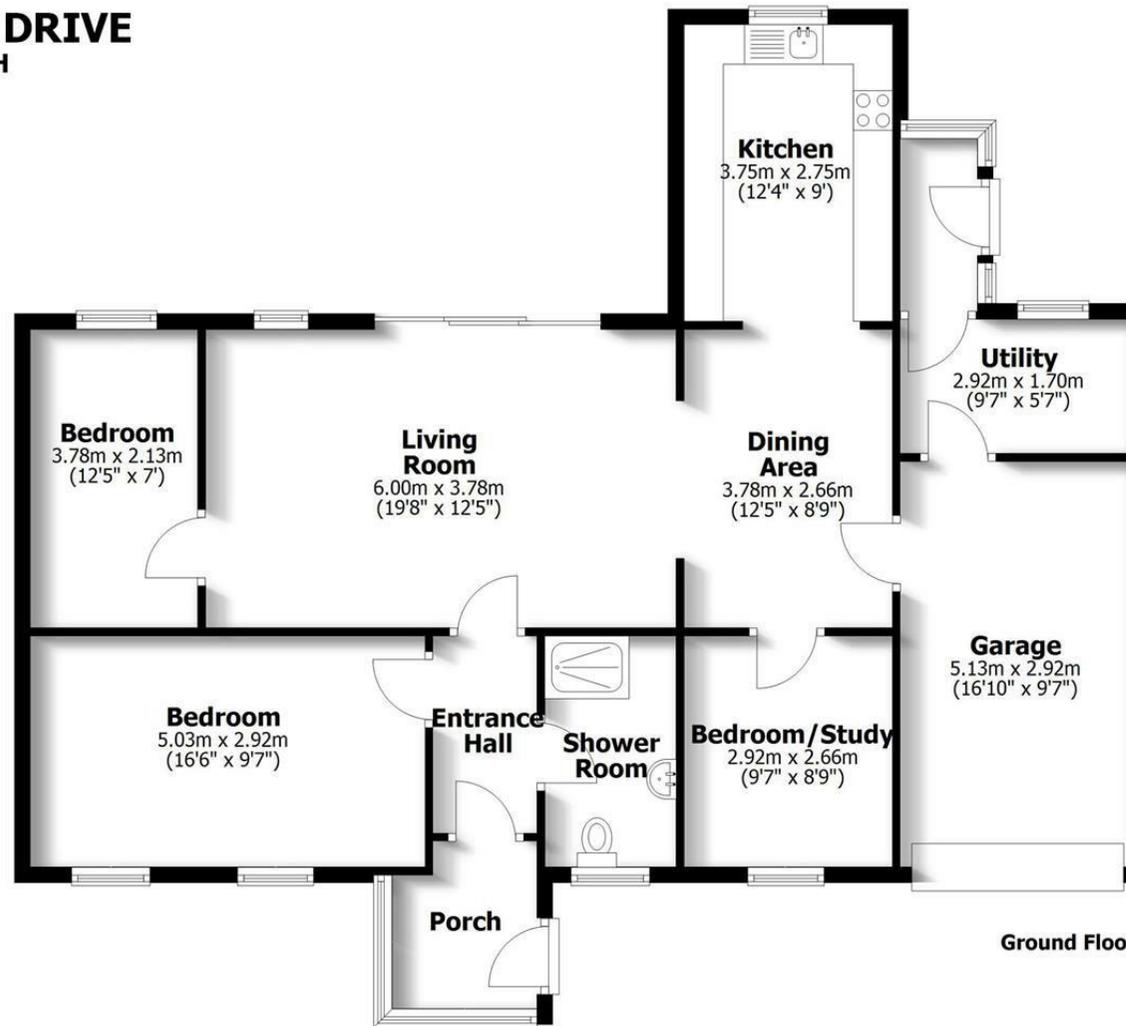
Offers In The Region Of
£350,000

EPC: F

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.



**14 GRASMERE DRIVE
HIGHLEY, BRIDGNORTH**



BUNGALOW: 95.8sq.m. 1,031.2sq.ft.
GARAGE: 15.0sq.m. 161.3sq.ft.
TOTAL: 110.8sq.m. 1,192.5sq.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

