



Beeches Hollow 7a Stratford Lane, Hilton, Bridgnorth, Shropshire, WV15 5PF

BERRIMAN  
EATON



## Beeches Hollow 7a Stratford Lane, Hilton, Bridgnorth, Shropshire, WV15 5PF

A substantial detached family residence located just on the outskirts of Bridgnorth Town. Offering four generous double bedrooms, two bath/shower rooms together with gardens and an adjoining double garage.

Bridgnorth - 5 miles, Telford - 12 miles, Kidderminster - 15 miles, Ludlow - 24 miles, Shrewsbury - 27 miles, Wolverhampton - 10 miles, Birmingham - 22 miles.  
(All distances are approximate).

### LOCATION

The hamlet of Hilton is located only a short distance from the historic market town of Bridgnorth off the A454 between the major centres of Wolverhampton, Telford, Dudley and Stourbridge making an ideal base for commuters. There are more local amenities with a general store and popular café located in Rudge Heath and Worfield village, where there is a village school and nursery. Locally there are a number of good pubs and eateries, with near-by public transport services. This semi rural location provides instant access to an abundance of beautiful countryside walks and there is an excellent choice of golf, tennis and cricket clubs.

### ACCOMMODATION

On entering, a front door opens into the entrance hallway, featuring a tiled floor with cloaks storage. From here, a door leads to a home office with a window overlooking the rear elevation — ideal for remote work or study. A further door opens into the main inner hallway, where a turning staircase rises to the first floor. This area also provides access to a convenient ground floor cloakroom/WC. The open plan dining kitchen is well-appointed with matching base and wall units, complemented by worktops and a breakfast bar. A stainless steel sink unit sits beneath a window with an outlook of the rear garden. There is space and provision for appliances, and the tiled floor continues throughout the kitchen into the dining area. Leading off the dining area is a pleasant conservatory with a further door providing outdoor access to the garden. A useful utility room offers additional storage and houses the oil-fired central heating system, along with further space for appliances. A rear door opens to the enclosed courtyard. The spacious living room benefits from dual-aspect windows, an open fireplace, and French doors that lead out to the rear garden, making it a perfect space for relaxing or entertaining.

Upstairs, a large landing provides access to the loft and an airing cupboard. The principal bedroom suite enjoys dual-aspect windows and a modern ensuite shower room, featuring a WC, a wash hand basin set in a vanity unit, and a tiled shower cubicle. There are three additional double bedrooms, one of which includes mirrored fitted wardrobes. The family bathroom is fully tiled and comprises a white suite, including a WC, a wash hand basin set in a vanity unit, a P-shaped bath with shower over, and a heated towel rail.

### OUTSIDE

To the front of the property, a tarmac driveway offers off-road parking and is bordered by gravel and mature hedging, leading to an attached double garage which has power connected along with access to a boarded loft space.

The rear garden is fully enclosed by fencing and features a lawn, a patio terrace, and a further paved pathway extending down the side of the property. This leads to a private, landscaped garden area, with an additional lawn, a dedicated seating area, and a charming summer house. The summer house has been converted by the current owners into a home bar and entertainment space, perfect for hosting guests or enjoying quiet evenings outdoors.

### SERVICES

We are advised by our clients that mains water, drainage and electricity are connected. The central heating is oil fired. Verification should be obtained from your surveyor.

### COUNCIL TAX

Shropshire Council.

Tax Band: G.

### TENURE

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

### VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

### DIRECTIONS

From Bridgnorth proceed towards Wolverhampton on the A454. Hilton is approximately 5 miles from Bridgnorth. When entering the Hamlet of Hilton, take a left hand turn into Stratford Lane, where Beeches Hollow can be found on the left 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](http://www.berrimaneaton.co.uk)

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£575,000

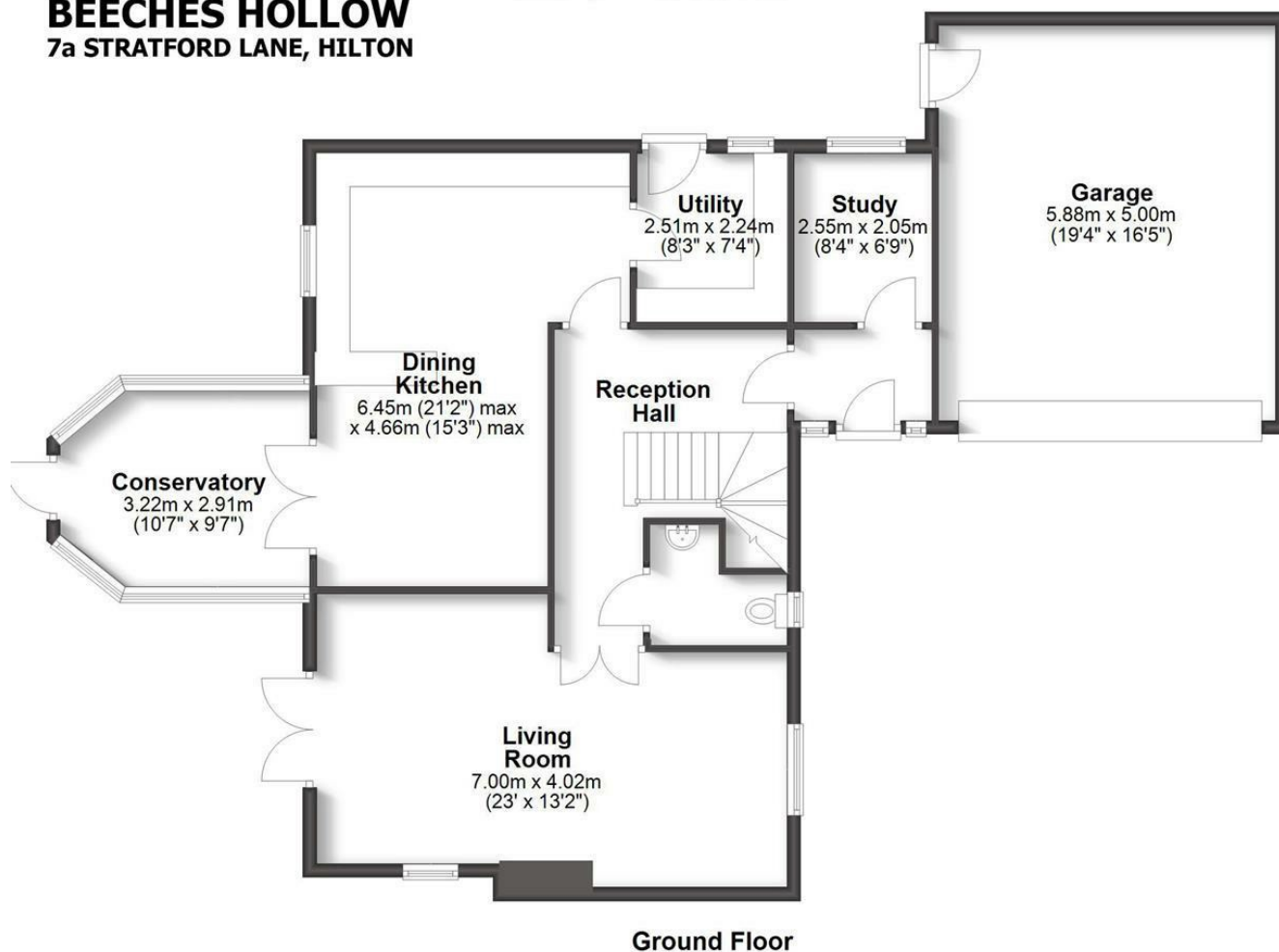
EPC: D

**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.



## BEECHES HOLLOW

7a STRATFORD LANE, HILTON



HOUSE: 169.8sq.m. 1,827.8sq.ft.  
GARAGE: 29.4sq.m. 316.7sq.ft.  
**TOTAL: 199.2sq.m. 2,144.5sq.ft.**

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

