



24 Kidderminster Road, Bridgnorth, WV15 6BX

BERRIMAN
EATON

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Having been substantially extended on the ground floor to create a stylish open-plan family living space, this detached home offers superb four-bedroom accommodation arranged over three storeys, along with an interlinking potential one bedroom versatile annexe. The property features two bath/shower rooms, ample off-road parking, and a generously sized enclosed rear garden, all conveniently situated for Town. Bridgnorth Town Centre- 1 mile, Telford - 13 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Birmingham - 28 miles. (All distances are approximate).

LOCATION

The historic market town of Bridgnorth is home to a wealth of attractions, including the Severn Valley Railway, the historic funicular railway, the Theatre on the Steps, and the River Severn, which offers picturesque riverside walks.

The town provides an excellent range of amenities, including shops, pubs, cafés and restaurants, along with well-regarded primary and secondary schools, leisure and sports clubs, a cinema, and healthcare services. Bridgnorth's bustling High Street hosts a variety of local markets and seasonal weekend events throughout the year.

The property is conveniently situated just off the A442, offering easy access to the town centre, nearby countryside walks along the River Severn and parks.

ACCOMMODATION

From the driveway, the front door opens into an enclosed porch, with double doors leading through to the entrance hall. Stairs rise to the first floor landing, while doors leading to a guest WC and the principal living accommodation. The lounge overlooks the front elevation and features a fireplace with a log-burning stove, creating a cosy reception space. To the rear of the property is an impressive open-plan dining kitchen and living area, designed with modern family living in mind. Benefiting from underfloor heating, this superb space features bi-folding doors opening onto the rear garden and a large roof lantern, allowing an abundance of natural light to flood the room. The kitchen is fitted with a comprehensive range of contemporary base and wall units complemented by generous worktop space and a central island incorporating an inset sink unit. Integrated appliances include a fridge, freezer, dishwasher, double oven, induction hob, extractor hood, and concealed bin storage.

Adjoining the kitchen is a separate utility room, shower room, and study/hobby room, all of which also benefit from underfloor heating and could easily be adapted to an independent living area. The utility room provides additional storage, a further sink unit, and space for laundry appliances, together with access to the rear garden. The study enjoys a window and door opening onto the front elevation, offering flexibility for home working or hobbies.

From the entrance hall, stairs rise to the first floor landing, which gives access to the principal bedroom featuring a bay window to the front elevation and two double fitted wardrobes. There are two further bedrooms on this floor, together with the family bathroom, which is fitted with a WC, wash hand basin, and a bath with shower over. An airing cupboard houses the central boiler.

A further staircase rises to the second floor, where there is an additional double bedroom benefiting from a skylight window and useful eaves storage.

OUTSIDE

The property is set back behind a tarmac driveway providing off-road parking, together with an additional gravelled parking area opposite offering two further private parking spaces alongside a small lawned area. To the rear, the enclosed garden enjoys a peaceful aspect and features a paved patio area leading onto a generously sized lawned garden, bordered by a combination of fencing and mature hedging.

SERVICES

We are advised by our client that all main services are connected. 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. NO UPWARD CHAIN

COUNCIL TAX

Shropshire Council.
Tax Band: D.
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Strictly by appointment through the Bridgnorth Office.

DIRECTIONS

Leaving Bridgnorth heading out towards Kidderminster on the A442 via Hospital Street. At the island continue straight over, taking the next left turn into Hillside Avenue, then turn immediately right where the property can be found along on the left-hand side.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366
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www.berrimaneaton.co.uk

Asking Price
£550,000

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.



**24 KIDDERMINSTER ROAD
BRIDGNORTH**

TOTAL: 152.3sq.m, 1,639.1sq.ft.

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



