



3 The Elms, Station Road, Highley, Bridgnorth, Shropshire, WV16 6NP

BERRIMAN  
EATON



## 3 The Elms, Station Road, Highley, Bridgnorth, Shropshire, WV16 6NP

Set in a most peaceful and idyllic location, this Victorian terrace enjoys direct views over the Severn Valley Railway and the river beyond. The property is arranged over three storeys and has been thoughtfully modernised and improved throughout whilst retaining the original character. The property benefits from private parking, a garage, and gardens to the rear. Bridgnorth - 9 miles, Kidderminster - 12 miles, Ludlow - 20 miles, Telford - 20 miles, Wolverhampton - 23 miles, Stourbridge - 20 miles. (All distances are approximate).

### LOCATION

The village of Highley is located approximately seven miles from the market town of Bridgnorth and is surrounded by the rolling countryside of Shropshire. The village enjoys convenient access to the West Midlands conurbation while also having access to an abundance of countryside walks, the River Severn and the renowned Severn Valley Railway, offering an ideal balance of town and country living.

Highley provides a comprehensive range of local amenities, including shops, a primary school, medical practice a golf club, and excellent leisure facilities with a swimming pool at the Severn Centre. Scenic riverside walks, traditional country pubs and the steam railway station are all within easy walking distance of the property.

### ACCOMMODATION

A pathway leads through the front garden to the main entrance. Upon entering the property, there is an entrance hall with cloak and boot storage. A further door opens into the lounge, where a front south facing window provides natural light and an exposed brick fireplace housing a cast-iron wood burning stove. The room also features exposed floorboards.

An inner hall provides stairs to the first floor and a door opening through to the spacious open-plan dining kitchen, laid with traditional quarry tiles and featuring a cast-iron Hobbs & Co Blackheath range stove. The kitchen has been extended to create a generous everyday dining area with the kitchen beyond. A useful pantry located beneath the stairs provides excellent storage. A rear door offers direct access to the garden, and off the kitchen is a convenient ground-floor shower room.

To the first floor is the principal double bedroom, enjoying views over the front elevation and benefiting from a built-in wardrobe. Across the landing is a further bedroom and a bathroom fitted with a suite comprising a WC, hand basin, freestanding bath, heated towel rail and an attractive feature fireplace. From the landing, a door provides access to a staircase rising to the second floor attic bedroom, which offers a generous open plan space with useful eaves storage, further original fireplace and windows to both the front and rear elevations, enjoying elevated views.

### OUTSIDE

The L-shaped garden extends to the rear and enjoys a scenic woodland backdrop. The garden offers a variety of areas including a lawn and tiered terraces incorporating a wildlife pond, established fruit trees, vegetable patch and a greenhouse. There is also a useful shed/workshop with power and lighting connected, together with cold water taps. Steps lead down through the terraces to a large garage/workshop with high ceiling point, providing excellent storage, fitted with an up-and-over door and benefitting from power and lighting.

NB Please note that there is a right of way to the rear for No. 3 and the neighbouring property.

### SERVICES

We are advised by our clients that mains water and electricity are connected. LPG central heating and private drainage via a shared septic tank located to the front of the cottages. Verification should be obtained by your Surveyor.

### TENURE

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

### COUNCIL TAX

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

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the Bridgnorth Office.

### DIRECTIONS

Leave Bridgnorth heading towards Chelmarsh on the B4555. Continue through the hamlets of Eardington and Chelmarsh until you reach the village of Highley. Drive straight through the village onto the High Street, then turn left into Station Road. Follow Station Road downhill towards the river. As you approach the station, turn left through the white gates and continue along the track. Take the left hand turning off the track, where The Elms will be directly ahead.

#### Tettenhall Office

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#### Lettings Office

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#### Bridgnorth Office

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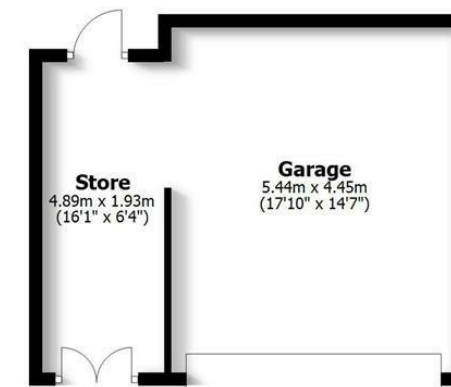
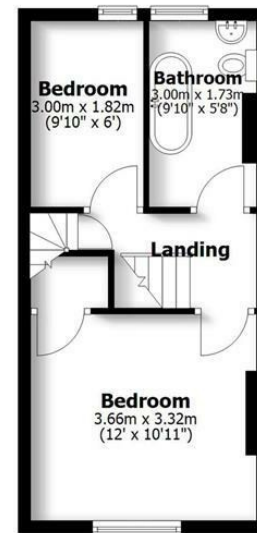
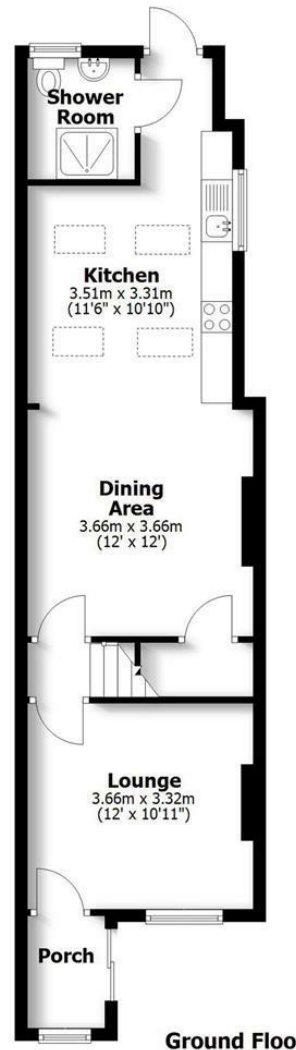
Offers Around  
£300,000

EPC: E

**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.



### 3 THE ELMS STATION ROAD, HIGHLEY



HOUSE: 101.2sq.m. 1,089.6sq.ft.  
GARAGE: 34.1sq.m. 367.3sq.ft.  
**TOTAL: 135.3sq.m.1,456.9sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



