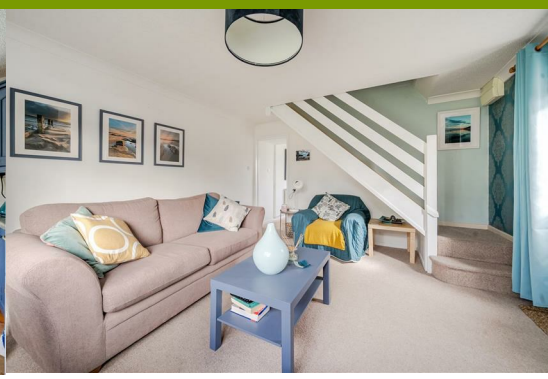
55 HOOK FARM ROAD

| BRIDGNORTH | | WV16 4RB







An attractive two-bedroom semi-detached home offering well-presented accommodation, generous driveway parking for three cars and an enclosed rear garden, conveniently situated within the historic market town of Bridgnorth.

Offers in the region of £260,000





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- **Attractive two-bedroom semi-detached home**
- **Spacious reception room with feature fireplace**
- **Fitted kitchen/breakfast room overlooking the rear garden**
- **Two comfortably proportioned bedrooms and family bathroom**
- **Driveway parking for approximately three vehicles and an enclosed rear garden**
- **Ideal for first-time buyers and downsizers**

Halls are delighted with instructions to offer Hook Farm Road for sale by Private Treaty.

An attractive and well-presented two-bedroom semi-detached home, offering comfortably proportioned accommodation arranged over two floors and driveway parking for three cars, perfect for first-time buyers or downsizers.

SITUATION

The property occupies an established residential position within the historic market town of Bridgnorth, which offers an excellent selection of amenities catering for day-to-day requirements, including independent shops, supermarkets, cafés, restaurants and public houses.

The town is particularly well known for its attractive high street, historic architecture and picturesque setting overlooking the River Severn, together with the popular Severn Valley Railway and the Bridgnorth Cliff Railway.

Bridgnorth is conveniently positioned for access to the surrounding commercial centres of Telford, Wolverhampton and Shrewsbury, whilst the nearby Shropshire countryside provides excellent opportunities for walking, cycling and a variety of outdoor pursuits.

SCHOOLING

The property is well placed for a selection of educational facilities, with primary schooling available at St Leonard's CofE Primary School, St John's Catholic Primary School, Castlefields Primary School and St Mary's Bluecoat CofE Primary School.

Secondary education is provided locally at Bridgnorth Endowed School and Oldbury Wells School, with independent education available further afield at Tettenhall College in Wolverhampton.

W3W

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THE PROPERTY

The property opens into a generously proportioned reception room, featuring a large front-facing window allowing an abundance of natural light.

A feature fireplace provides an attractive focal point, whilst the room offers ample space for comfortable seating and occasional furniture.

To the rear, the kitchen/breakfast room is fitted with a selection of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The room provides space for a dining table, creating a pleasant setting for everyday family meals, whilst a window overlooks the rear garden and a sliding door provides direct access outside.

Stairs rise from the reception room to the first-floor landing, from which doors lead to two comfortably proportioned bedrooms.

The principal bedroom enjoys a pleasant outlook to the front of the property and offers ample space for bedroom furniture and a storage cupboard, whilst the second bedroom provides flexible accommodation suitable for a child's bedroom, guest room or home office.





Both bedrooms are served by a family bathroom, fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

OUTSIDE

The property is approached over a generous driveway extending alongside the house, providing off-road parking for three vehicles and an attractive lawned garden, complemented by established shrubs and planting, which create an appealing approach to the property.

The enclosed rear garden is predominantly laid to lawn and bordered by timber fencing, with established planting providing additional greenery and interest.

A paved seating area immediately adjoining the house offers a pleasant space for outdoor dining and entertaining, whilst the lawn provides ample room for children to play or for those with an interest in gardening.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ

COUNCIL TAX

The property is being shown as being within council tax band B on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 666 sq ft / 61.9 sq m

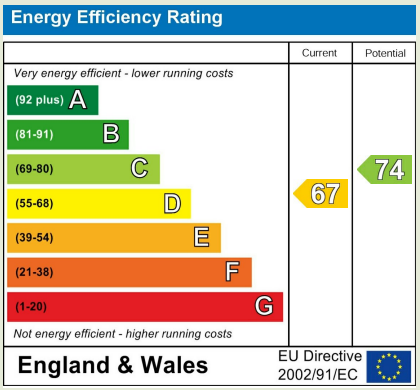
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1526389



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

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www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the