

26 Kings Court, Stourbridge Road, Bridgnorth, Shropshire, WV15 6AL

BERRIMAN EATON

26 Kings Court, Stourbridge Road, Bridgnorth, Shropshire, WV15 6AL

A well presented modern end terrace home, combining three bedroom accommodation with an open plan dining kitchen, two bath/shower rooms, enclosed garden and two allocated parking spaces to the rear.
Shrewsbury - 21 miles, Much Wenlock - 9 miles, Kidderminster - 13 miles, Telford - 12 miles, Wolverhampton - 14 miles, Stourbridge - 13 miles, Birmingham - 26 miles.
(All distances are approximate).

LOCATION
Situated in this popular residential area, Kings Court enjoys an excellent location for commuting, with convenient access to both the A442 and A458. Bridgnorth offers many exciting attractions that can be accessed on foot Near-by are riverside walks, amenities, shops and tea rooms and across the bridge the Cliff Railway gives access to the High Town shops, cinema, farmers markets and hospital. Also nearby is the famous Severn Valley Steam Railway and Severn Park.

ACCOMMODATION
On entering the property, the entrance hall provides access to the guest cloakroom/WC and stairs rise to the first floor. A door opens into the spacious lounge, overlooking the front aspect. The open plan dining kitchen is fitted with a range of base and wall units with worktops over, together with a selection of integrated appliances including a double oven, grill and gas hob with extractor hood above. A useful understairs storage/pantry cupboard provides additional storage. A window and French doors overlook and open onto the rear garden.

To the first floor, the landing provides access to the loft space via a pull-down ladder, together with a useful airing cupboard. The principal double bedroom overlooks the front elevation and benefits from a modern en-suite shower room comprising a WC, wash hand basin and shower. There are two further bedrooms positioned to the rear of the property, which are served by the family bathroom. The bathroom is fitted with a white suite comprising a WC, pedestal wash hand basin and bath.

OUTSIDE
The enclosed rear garden is predominantly laid to lawn, complete with a patio terrace. The garden is enclosed by fenced boundaries and benefits from a rear gate providing convenient access to the parking area, where there are two allocated parking spaces.

SERVICES
We are advised by our client that all mains services are connected. Verification should be obtained from your surveyor.

TENURE
We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion.
Please note that a annual service charge of approximately £150 is payable for the upkeep of the communal areas. Verification should be obtained by your solicitors.

COUNCIL TAX
Shropshire Council.
Tax Band: C.

FIXTURES AND FITTINGS
By separate negotiation

VIEWING ARRANGEMENTS
Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

DIRECTIONS
From Bridgnorth Low Town passing over the River Severn, at the roundabout take the third exit keeping in the left lane passing Tesco Express/Esso petrol station. Take the third left onto the Stourbridge Road, continue to follow the road towards the next island, taking a right turn just after the zebra crossing into Kings Court. Follow the road along where number 26 can be found along on the right-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
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£289,950

EPC: C

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.

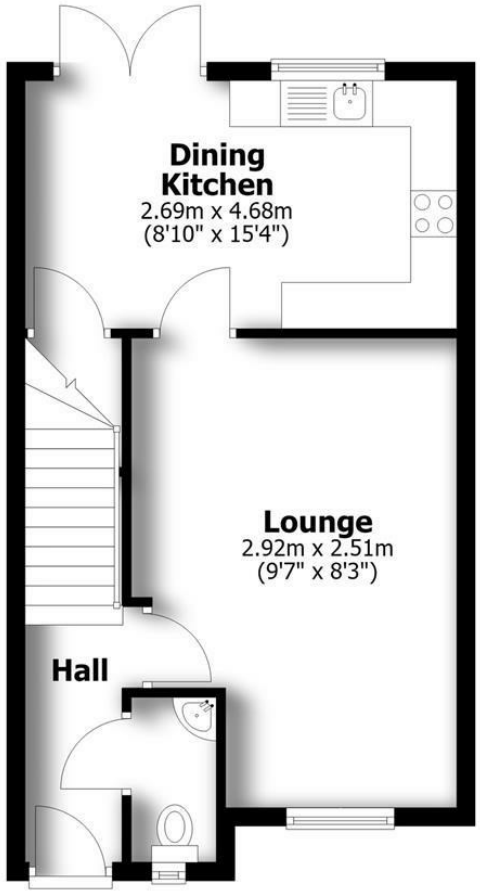




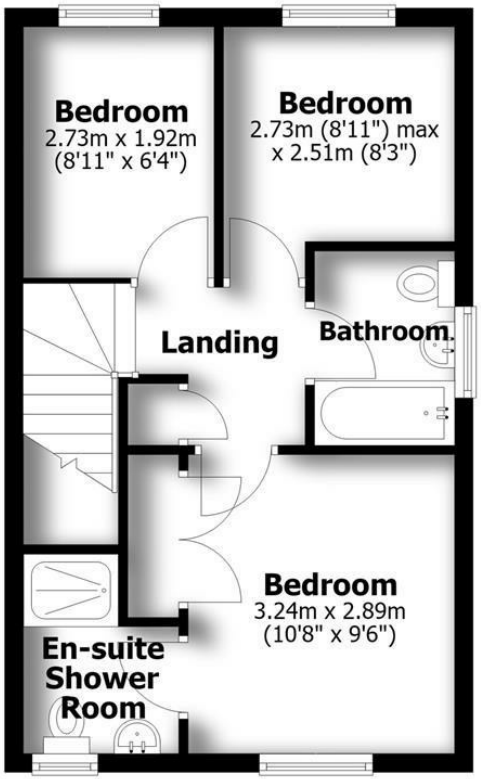

26 KINGS COURT
BRIDGNORTH

TOTAL: 75.0sq.m. 807.1sq.ft.

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



Ground Floor



First Floor







