



28 Greenfields Road, Bridgnorth, Shropshire, WV16 4JT

BERRIMAN  
EATON

## 28 Greenfields Road, Bridgnorth, Shropshire, WV16 4JT

A detached property occupying a large corner plot offering potential for extension or further development (STPP). Very convenient for local amenities in this popular residential area, walking distance into High Town. NO UPWARD CHAIN.

Much Wenlock - 8 miles, Telford - 14 miles, Shrewsbury 20 miles, Kidderminster - 15 miles, Wolverhampton 15 miles, Birmingham -32 miles.  
(All distances are approximate).

### LOCATION

Greenfields Road is most conveniently located close to local amenities and public transport services on Queensway Drive and Sydney Cottage Drive. A selection of convenience stores, post office, butcher, take-aways and a local pub/restaurant are close at hand. The bustling High Street can be accessed on foot, just under half a mile away with its excellent range of facilities that include primary and secondary schooling, healthcare services, hospital, post offices, places of interest and a large selection of shops, public houses, eateries and sports facilities.

### ACCOMMODATION

A raised terrace gives access to the front door into an enclosed porch with a dining hall beyond. The front reception rooms have elevated views to the front. The lounge area has a fitted gas fire (decommissioned) and built in store cupboard. A door leads into an inner hall with stairs to the first floor and doors off to the ground floor bedroom and ground floor bathroom. The bathroom is fully tiled with a suite comprising a panelled bath, hand basin and WC. The fitted kitchen has a range of units and wall cupboards including a pantry and broom cupboard, worktops and sink unit along with the provisions for a cooker with a fitted extractor hood, washing machine and fridge freezer. A window looks out to the side with a door opening out to the rear garden. On the first floor there are two bedrooms both having good storage space. The property benefits from double glazing and gas central heating.

### OUTSIDE

At the front of the property is a raised garden with steps leading from the road to the balcony access. There is pedestrian gated access to both side of the property giving access to the rear gardens. Being a corner plot, there is a detached garage with a remote control roller shutter door with driveway providing off road parking. At the rear of the property is a paved patio with a veranda canopy and a lawned garden beyond extending to the side with steps leading to a further garden area.

### TENURE

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

### LOCAL AUTHORITY

Shropshire Council  
Tax Band: D.

### SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

### VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE

### FIXTURES AND FITTINGS

By separate negotiation.

### DIRECTIONS

From our offices in Whitburn Street, proceed to the High Street. At the junction turn left through the Northgate and continue straight over the mini roundabout taking the next left into Innage Lane. Continue along passing St. Leonard's Primary School on your right, as you reach the top, turn right into Greenfields Road and continue down forking off to the right, towards Greenfields Court, where number 28 can be found on the right 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](http://www.berrimaneaton.co.uk)

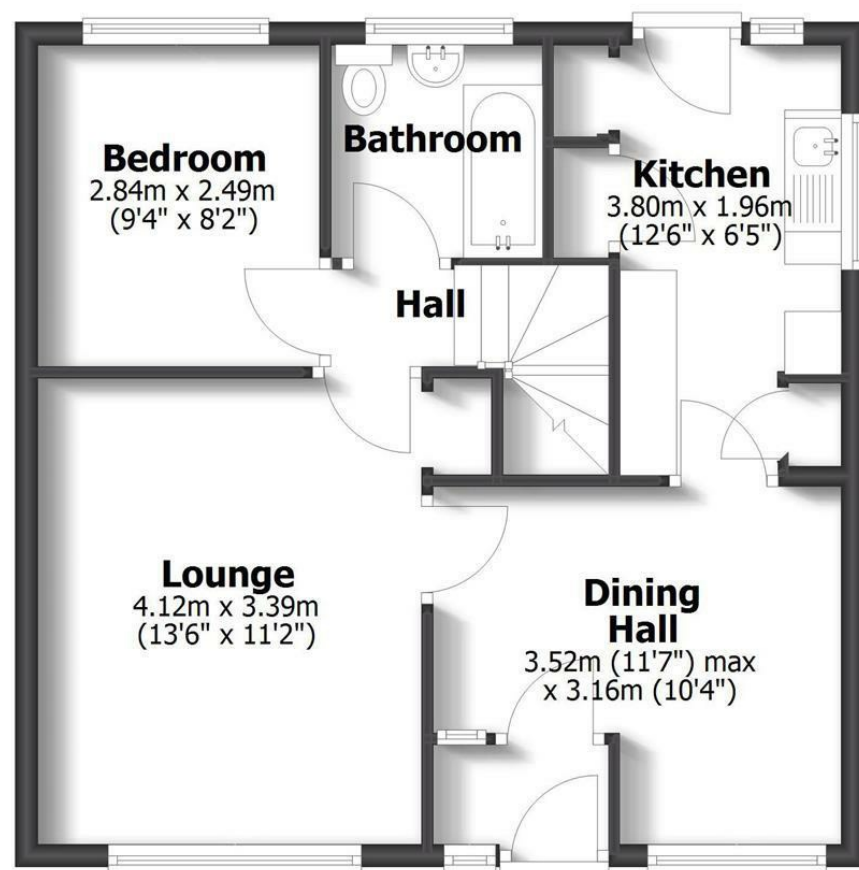
Offers Around  
£315,000

EPC: D

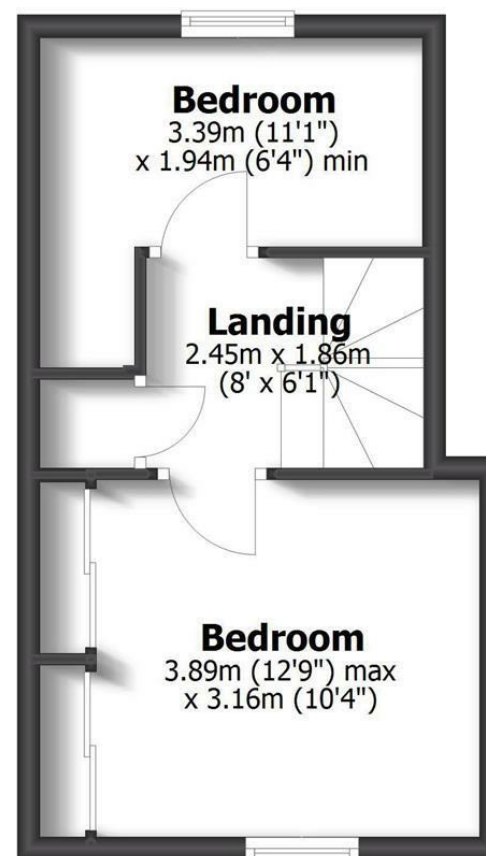
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 28 GREENFIELDS ROAD BRIDGNORTH



**Ground Floor**



**First Floor**

HOUSE: 75.7sq.m. 815.2sq.ft.  
GARAGE: 15.0sq.m. 161.2sq.ft.  
**TOTAL: 90.7sq.m. 976.4sq.ft.**

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



