



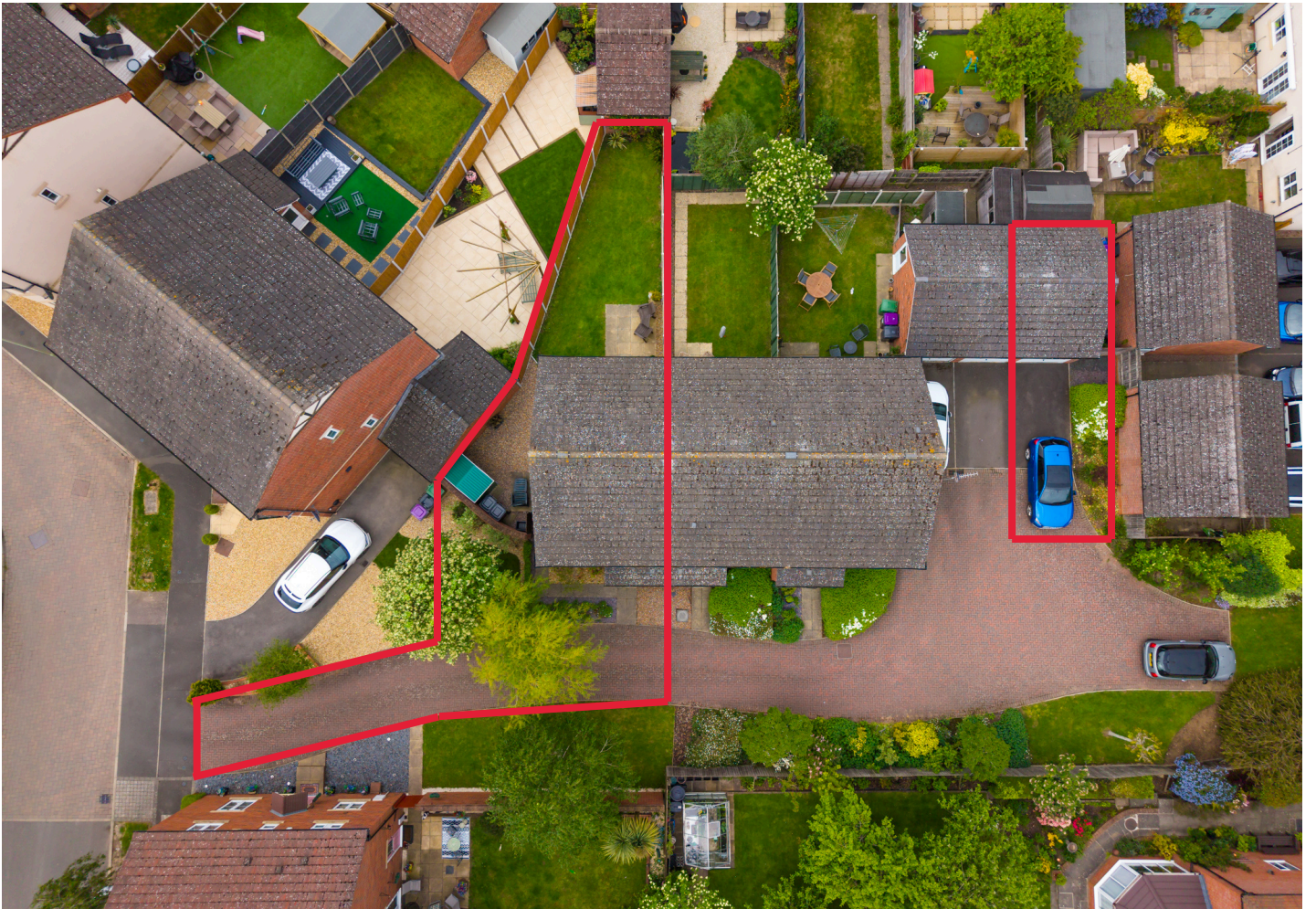
## 26 Wenlock Rise

BRIDGNORTH, WV16 5EL

**Alan Rodgers**

The **South Shropshire** Property Expert





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Situated on one of Bridgnorth's most popular developments, this well-presented three-bedroom end-terrace home offers approximately 71 sq. metres of thoughtfully arranged accommodation.

Highlights include a generous kitchen/diner with access to the south-west-facing garden, a comfortable lounge, en-suite to the principal bedroom, and off-road parking with garage. The property is ideally located for local amenities and schools.

The property is ideally suited to first-time buyers, downsizers, or small families seeking a well-connected yet characterful Shropshire setting.

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### Property at a glance

- End-terraced
- 3 bedrooms
- Bathroom with bath
- En-suite shower room to main bedroom
- Front and rear garden
- Off-street driveway parking for 2 vehicles, plus single garage
- Gas central heating
- Double glazing
- EPC rating – C
- Council tax band – C
- No Upward Chain



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3



1



2





Occupying a desirable end-terrace position, this well-presented home enjoys a thoughtful layout and favourable orientation.

The front elevation serves the lounge and principal bedroom, while the rear of the property benefits from a south and west-facing aspect, allowing the kitchen/dining space and garden to enjoy excellent natural light throughout the day and into the evening.

The attached side lies to the north, benefitting from the extra insulation of the attached property.

Situated on a private no-through road that serves only three homes, this property offers a peaceful off-road environment.

### **Ground Floor:**

Extending to approximately 37.0 sq. metres (397.9 sq. feet):

- Kitchen/Diner – 3.10m x 4.67m (10'2" x 15'4")  
Positioned to the rear, this bright, full-width kitchen/dining room takes full advantage of the sunny south-west facing aspect. It offers ample space for fitted units, appliances, and a family dining table, with direct access to the garden—creating a sociable and practical heart to the home.
- Lounge – 4.27m (14'0") max x 3.78m (12'5")  
Located to the front elevation, this well-proportioned reception room provides a comfortable setting for relaxation and entertaining.





- Entrance Hall - With staircase rising to the first floor and access to principal rooms.
- Cloakroom/WC - Conveniently fitted with WC and wash basin.

### First Floor:

Extending to approximately 34.9 sq. metres (375.6 sq. feet), with oak shutters fitted to all bedroom windows:

- Bedroom 1 – 2.68m (8'9") x 3.63m (11'11") max A well-sized principal bedroom positioned to the front, benefiting from an en-suite Shower Room with shower enclosure, WC, and wash basin.
- Bedroom 2 – 2.57m x 2.71m (8'5" x 8'11") A comfortable double or generous single bedroom overlooking the rear.
- Bedroom 3 – 2.85m x 1.86m (9'4" x 6'1") A versatile third bedroom, ideal as a nursery, study, or home office.
- Family Bathroom - Fitted with bath, WC, and wash basin.
- Landing - Providing access to all first-floor accommodation.
- Loft space - Accessed via a hatch in the landing, the loft is fitted with a pull-down ladder and is insulated to the highest specification.



## Outside:

The property benefits from a south-west facing rear garden, enjoying sunlight from late morning through to the evening—ideal for outdoor dining, entertaining, or simply relaxing.

The property is one of just three properties along a spur off Wenlock Rise and benefits from a private garage, private parking for two vehicles in front of the garage and further access to shared parking along the driveway.

## Location

Excellent location for access between Bridgnorth High Town and the Bridgnorth bypass.

The property lies close to Wenlock Road (A458), giving swift access to Much Wenlock (7 miles) and Shrewsbury (20 miles), or over the river Severn to Bridgnorth Low Town, and towards Wolverhampton (16 miles), Telford (16 miles) and the M54 Motorway (15 miles).

Local schools and shops are all within walking distance, bus services run from Bushbury Lane and Wolverhampton Railway Station is approximately 2 miles away.

## Distances from the property

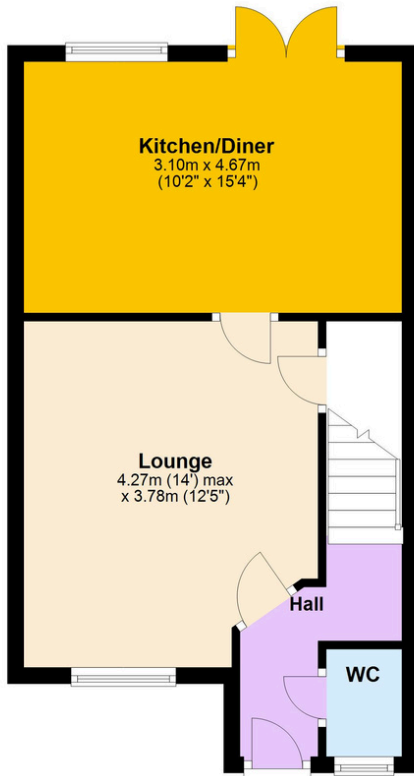
- Bridgnorth High Street: 1 mile
- Primary school: 0.8 miles
- Secondary school: 1.2 miles
- Supermarket: 0.9 miles
- Shop & Post office: 11 mins walk
- GP surgery & Minor Injuries: 1 mile
- A&E: 17 miles
- Bus Stop: 5 mins walk
- Railway station: 15 miles
- Motorway links: 15 miles
- Airport: 47 miles





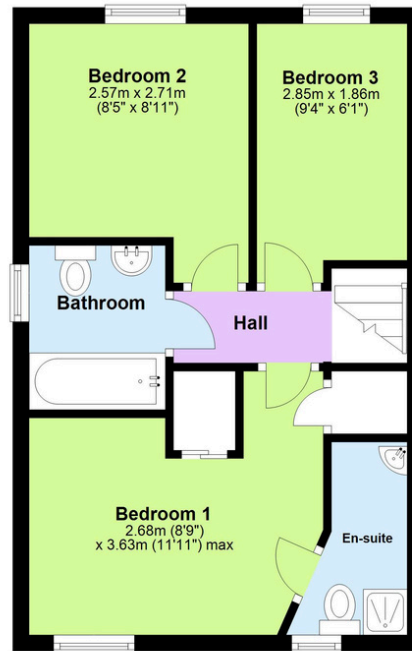
## Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 71.9 sq. metres (773.4 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

### Services

Mains water, drainage, gas and electric  
High-speed fibre optics approx. 128 mb/s

### Tenure

Freehold

### Local Authority & Tax Band

Shropshire Council  
Tax band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

### Viewing Arrangements

Viewing strictly by appointment with sole agent  
Alan Rodgers | 07841 763554 | Alan.Rodgers@thepropertyexperts.co.uk

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## About the Area

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Perched dramatically above the River Severn, Bridgnorth is one of Shropshire's most characterful market towns, celebrated for its striking split-level layout and rich heritage. The historic High Town crowns the sandstone cliffs, offering panoramic views across the surrounding countryside, while the charming Low Town sits alongside the river, linked by the iconic Bridgnorth Cliff Railway—the steepest inland funicular in England.

Adding to the town's unique appeal is the renowned Severn Valley Railway, a much-loved heritage steam line that runs from Bridgnorth along the Severn Valley. It is both a popular tourist attraction and a cherished part of the town's identity.

The town is particularly appealing for families, with a strong selection of well-regarded primary and secondary schools. A range of childcare facilities and children's sports clubs further enhance its family-friendly appeal.

Bridgnorth offers an excellent range of everyday amenities, with a bustling high street home to independent boutiques, cafés, and traditional pubs, as well as supermarkets, healthcare services, and leisure facilities. The town also benefits from a lively calendar of markets and community events, contributing to its welcoming and vibrant atmosphere.



For commuters, Bridgnorth is ideally positioned within easy reach of several major centres offering extensive shopping, business and rail connections: Wolverhampton lies approximately 14 miles to the east (around a 25-minute drive), while Telford is around 13 miles to the north (approximately 20 minutes by car). The county town of Shrewsbury is 20 miles away (around 35 minutes), and Birmingham can be reached in about an hour.

Combining historic charm, excellent local amenities, and convenient access to key employment hubs, Bridgnorth presents an attractive and well-connected setting for a wide range of buyers seeking a balance between town and country living.



## Directions

From the centre of Bridgnorth take the B4364 Salop Street. At the roundabout, take the second exit Wenlock Road. Go straight over the next roundabout. At the following roundabout, take the first exit Roundthorn Close and turn left at the end onto Wenlock Rise. Follow the road to the left and number 26 is located on a private driveway to the left just as the road bends around to the right.

From A458 Bridgnorth bypass and road to Shrewsbury, take the exit onto the Wenlock Road. At the first roundabout take the last exit onto Roundthorn Close and turn left at the end onto Wenlock Rise. Follow the road to the left and number 26 is located on a private driveway to the left just as the road bends around to the right.

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# Alan Rodgers

The **South Shropshire** Property Expert

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 www.thepropertyexperts.co.uk

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