

83 Dunval Road, Bridgnorth, Shropshire, WV16 4LT

BERRIMAN EATON

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Occupying a generous corner plot and offering excellent potential, this beautifully presented three bedroom semi-detached home provides well maintained accommodation throughout. Complemented by a garage and an attractive, low maintenance landscaped garden to the rear.
Much Wenlock - 8 miles, Ludlow - 19 miles, Kidderminster - 15 miles, Telford -14 miles, Wolverhampton - 15 miles, Shrewsbury - 20 miles, Birmingham - 32 miles.
(All distances are approximate).

LOCATION

Dunval Road is conveniently located close to local convenience stores and regular public transport links. Ideal for families, the area benefits from nearby sports clubs, a leisure centre, and both primary and secondary schools within walking distance. Bridgnorth offers an excellent range of shopping facilities and healthcare services and a hospital, while the major commercial centres of Telford, Wolverhampton, and Birmingham are all within easy commuting distance.

The town centre boasts vibrant weekend markets, an abundance of restaurants, pubs, and cafés, as well as a wealth of historic attractions. These include the Severn Valley Railway, Theatre on the Steps, and an Art Deco cinema. The famous funicular Cliff Railway ascends from the banks of the River Severn to Castle Walk, offering stunning panoramic views across the Severn Valley.

ACCOMMODATION

The front door opens into a welcoming entrance hall, with a staircase rising to the first floor and a door leading through to the lounge. Enjoying an abundance of natural light from a large window overlooking the front elevation, the lounge provides a comfortable living space with a feature coal effect gas fire forming an attractive focal point. Overlooking the rear garden, the breakfast kitchen is fitted with a range of matching base and wall cabinets, complemented by worktops incorporating a sink unit, built-in oven, gas hob and extractor hood above, together with provision for further appliances. There is ample space for a breakfast table, along with the benefit of a useful understairs storage cupboard. A window and door give access to the garden.

To the first floor, the landing provides access to the loft space via a pull-down ladder, together with an airing cupboard housing the central heating boiler. There are two well-proportioned bedrooms and a third single bedroom, complemented by a modern house bathroom fitted with a contemporary white suite comprising a WC, wash hand basin and P-shaped bath with shower over.

OUTSIDE

Occupying an elevated position within a corner plot, 83 Dunval Road enjoys a lawned frontage with a driveway to the side providing ample off road parking and access to a single garage. Gated side access leads around to the rear, where the attractively landscaped garden has been thoughtfully designed for ease of maintenance. A tiered patio provides generous space for outdoor seating and dining, complemented by decorative slate borders, enclosed by a fence boundary,

SERVICES

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

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

FIXTURES AND FITTINGS

By separate negotiation.

COUNCIL TAX

Council Tax Band: C.
Shropshire Council.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

From Whitburn Street, proceed to the High Street and turn left at the T-junction. Proceed under the Northgate and continue straight over taking the next left into Innage Lane. Continue along passing St. Leonard's Infant and Primary School and as the road bends to the left, turn right onto Queensway Drive then right again into Dunval Road. Continue to follow Dunval Road towards the top, where No.83 can be found along on the left-hand side on the corner of Foster Road.

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Offers Around
£295,000

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.

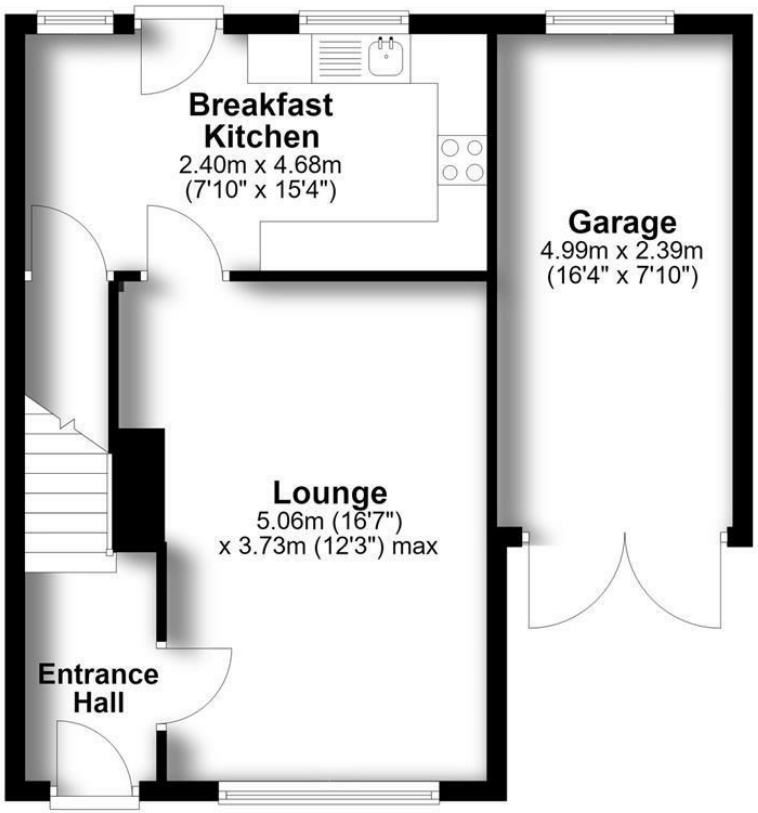




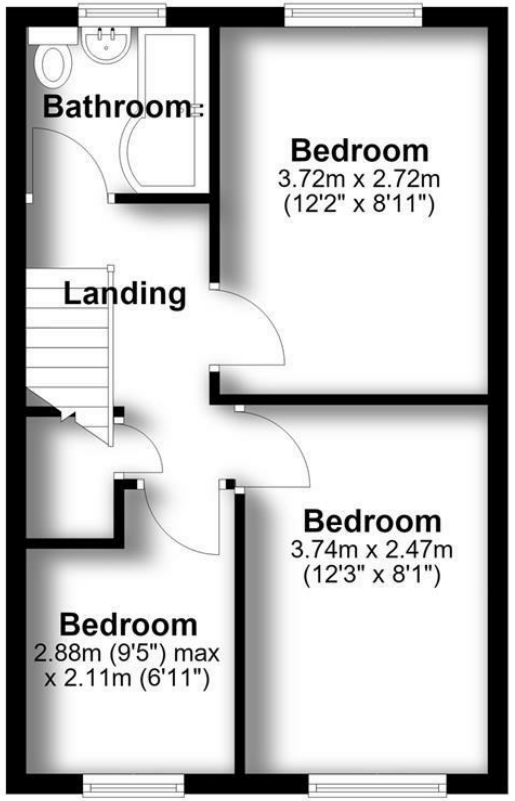

83 DUNVAL ROAD
BRIDGNORTH

HOUSE:	70.7sq.m.	761.3sq.ft.
GARAGE:	11.9sq.m.	128.2sq.ft.
TOTAL:	**82.6sq.m.**	**889.5sq.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







