26 Ludlow Heights, Bridgnorth, Shropshire, WV16 5AJ

BERRIMAN
EATON

26 Ludlow Heights, Bridgnorth, Shropshire, WV16 5AJ

Enjoying an enclosed garden to the rear, with an adjoining garage and driveway, this semi detached split level bungalow is conveniently located offering a large open plan living area and two double bedrooms.

Much Wenlock - 7 miles, Telford - 13 miles, Kidderminster - 13 miles, Ludlow - 19 miles, Shrewsbury - 20 miles, Wolverhampton - 14 miles, Birmingham - 27 miles. (All distances are approximate).

LOCATION

The historic market town of Bridgnorth provides an excellent range of amenities, including shops, primary and secondary schools, healthcare services, post offices, and a variety of pubs, cafés and restaurants. Residents can also enjoy numerous sports clubs, weekend markets and popular attractions such as the Severn Valley Steam Railway, the River Severn and the Cliff Railway.

Ludlow Heights is a cul-de-sac, conveniently located within reach of the High Street, scenic countryside walks and local public transport links to surrounding towns and regional centres. Both Castlefields Primary School and Oldbury Wells Secondary School are a short walk away.

ACCOMMODATION

The property has a split level living area enjoying elevated views to the front and a private rear garden. Upon entering the property, an entrance hall provides access to the main living areas. The kitchen is fitted with matching base and wall units, worktops and drawers. Integrated appliances include a fridge, dishwasher, gas hob with extractor hood, and a double oven with grill. A window overlooks the side elevation.

A small study enjoys a window to the front elevation. The large living room features a full-width window and patio doors opening to the front garden. It also includes a feature fireplace housing a coal-effect gas fire. A step leads up into the open-plan dining area.

A half staircase rises to the upper level, which provides two bedrooms, both overlooking the rear garden. The principal bedroom benefits from a built-in cupboard and patio doors opening directly onto the garden.

The shower room is partly tiled and fitted with a WC, pedestal wash hand basin, shower, and a heated towel rail.

OUTSIDE

Externally, a driveway to the side offers off-road parking, with steps leading to the front entrance. The property is screened by a mature planted front garden hosting a selection of shrubs and plants. The rear garden is enclosed and features a paved patio terrace and a lawned area bordered by a planted rockery with various shrubs and ornamental trees.

An adjoining single garage offers double doors to both the front and rear, providing ease of access. The garage is equipped with lighting, power points, and a water supply.

SERVICES

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

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: C.
www.mycounciltax.org.uk/content/index

VIEWING ARRANGEMENTS

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

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

From Bridgnorth High Town proceed onto Salop Street and take the first turning on the left onto the (B4364) Ludlow Road. Continue towards the top taking a left hand turn before the island sign posted 'Ludlow Road' leading to 'Ludlow Heights'. bear left then right into 'Ludlow Heights, continue around to the right where number 26 is located towards the top of the cul-de-sac positioned 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
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Wombourne Office
01902 326366
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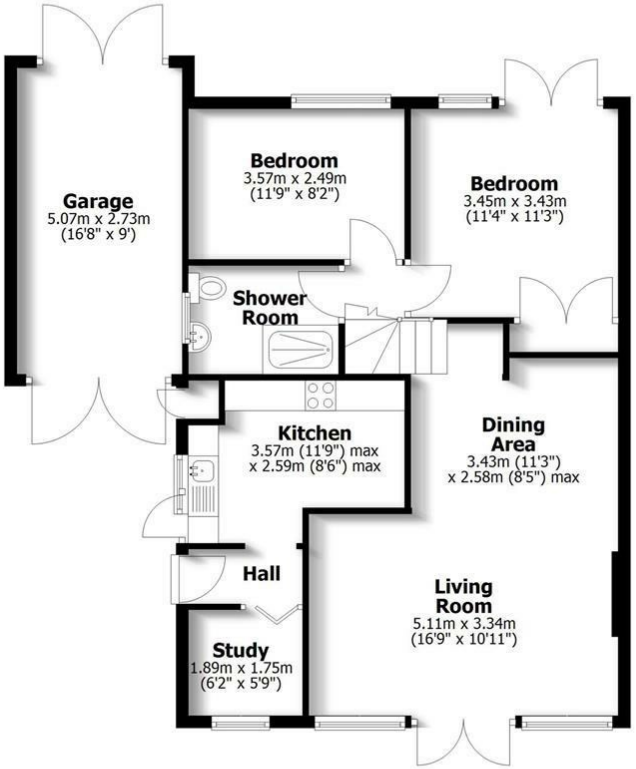
www.berrimaneaton.co.uk

Offers Around
£285,000

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.

26 LUDLOW HEIGHTS
BRIDGNORTH



HOUSE:	71.6sq.m.	770.8sq.ft.
GARAGE:	13.8sq.m.	149.0sq.ft.
TOTAL:	**85.4sq.m.**	**919.8sq.ft.**

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

I'm not a Senior
CITIZEN
RECYCLED
Teenager