



24 Wardle Close, Bridgnorth, Shropshire, WV15 6AZ

**BERRIMAN**  
**EATON**

## 24 Wardle Close, Bridgnorth, Shropshire, WV15 6AZ

A modern two bedroom semi detached house with a driveway and good sized rear garden. In a most convenient location for local amenities and riverside walks. Telford - 12 miles, Kidderminster - 13 miles, Stourbridge - 14 miles, Much Wenlock - 9 miles, Wolverhampton - 14 miles, Shrewsbury - 21miles.  
(All distances are approximate).

### LOCATION

A sought after location within walking distance to the excellent range of facilities that this bustling historic market town of Bridgnorth has to offer including primary and secondary schooling, healthcare, hospital, post offices, places of interest and a large selection of shops, public houses, eateries and sports facilities. There are also many other nearby local attractions such as the Severn Valley Railway, riverside walks and the Cliff Railway.

### ACCOMODATION

On entering the property there is a small entrance porch leading into the lounge. The lounge is a modern space with a window looking out to the front elevation. An archway leads through into what was originally the garage, having been converted into a through dining area with a study beyond having sliding patio doors to the garden. A loft hatch with pull down ladder gives access to a partly boarded loft space. The modern and bright kitchen is fitted with a range of base and wall cabinets with work tops above, sink unit, integrated oven and grill, ceramic hob and extractor hood above. French doors open out to the garden.

From the lounge stairs rise to the first floor landing where there is access to the loft space. The principal double bedroom has built in wardrobe space and a window to the front aspect. The second bedroom enjoys a pleasant outlook to the rear over the garden. The contemporary shower room is fitted with a WC, wash hand basin with vanity unit below, and a large walk in shower and heated towel rail.

### OUTSIDE

The rear garden has gated side access from the driveway to a good sized flat lawn and patio area. There is a raised planting bed, planted borders and a garden shed, mature trees add an element of privacy. The block paved driveway has ample parking for two or three vehicles.

### LOCAL AUTHORITY

Shropshire Council.  
Tax Band: C.

### TENURE

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

### SERVICES

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

### VIEWING ARRANGEMENTS

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

### FIXTURES AND FITTINGS

By separate negotiation.

#### 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

Asking Price  
£265,000

EPC: C

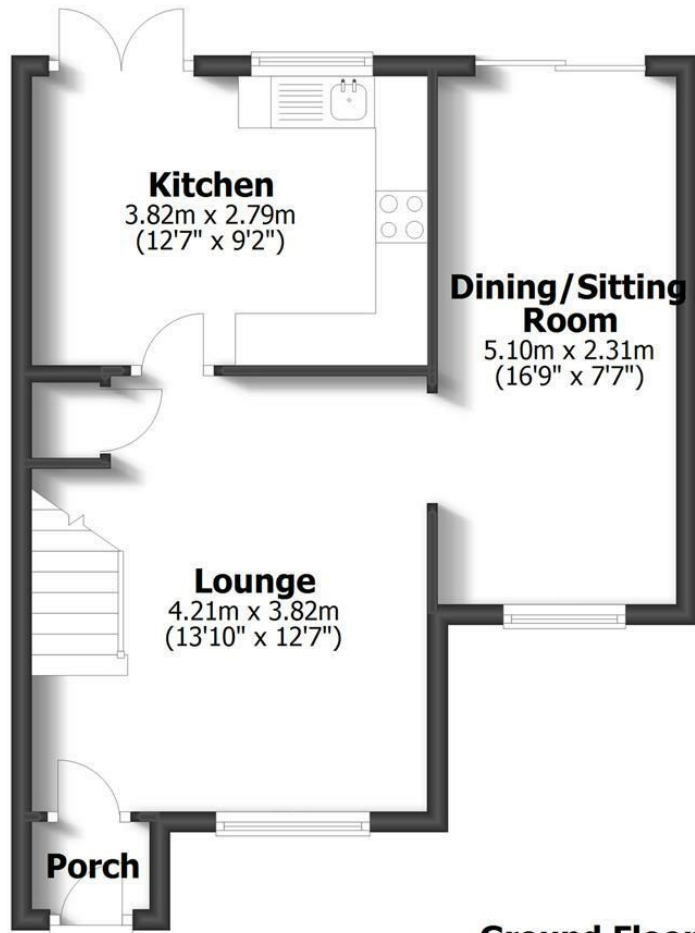
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.

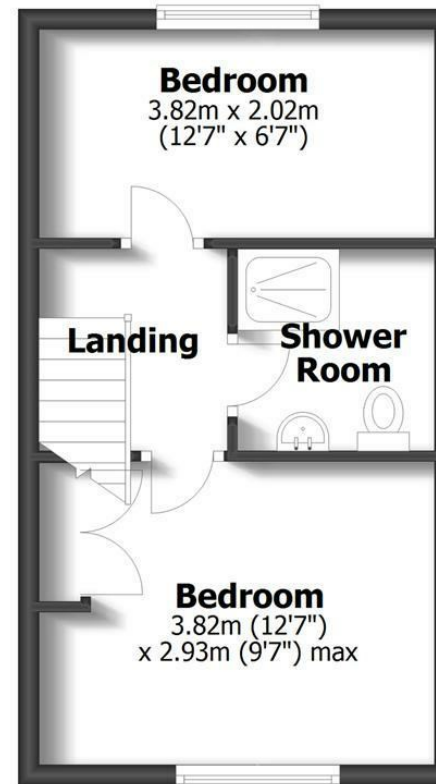


**24 WARDLE CLOSE**  
**BRIDGNORTH**

**TOTAL: 67.6sq.m. 728.1sq.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**

