



Heronswood, Badger, Wolverhampton, Shropshire, WV6 7JP

BERRIMAN
EATON





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One of the areas most stunning villages, this detached residence stands behind a large remote gated driveway with a high degree of privacy, and a large rear garden with full width sun terrace and outdoor kitchen area.

Having three bedrooms, two bathrooms and a spacious ground floor flow, viewing is highly recommended.

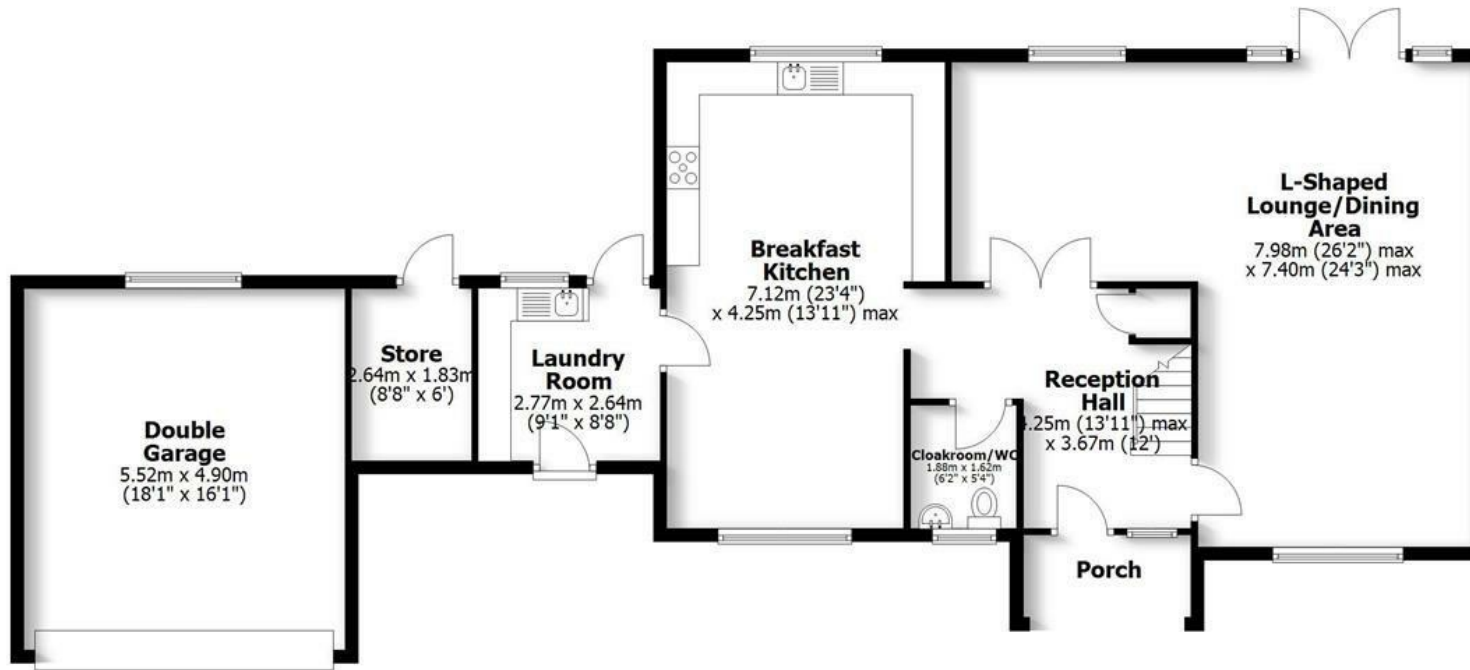
Pattingham - 3.5 miles, Albrighton - 4.8 miles, Shifnal - 8 miles, Telford - 11 miles, Shrewsbury - 25 miles, Bridgnorth - 7 miles, Wolverhampton - 12.5 miles, Birmingham - 32 miles.

(All distances are approximate).

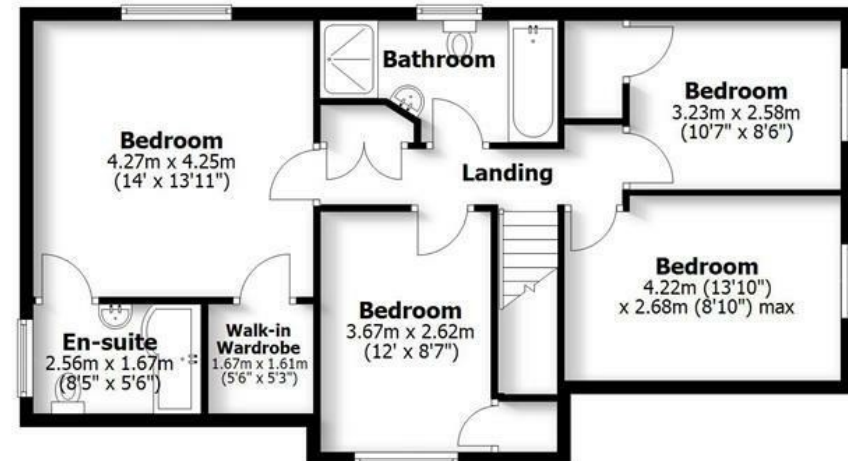
HERONSWOOD
BADGER, SHROPSHIRE

HOUSE: 173.9sq.m. 1,872.1sq.ft.
GARAGE: 32.1sq.m. 346.0sq.ft.
TOTAL: 206.0sq.m. 2,218.1sq.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

LOCATION

Heronswood is situated in the picturesque village of Badger, an area renowned for its outstanding natural beauty. A range of local amenities can be found nearby in the villages of Albrighton and Pattingham, while the city of Wolverhampton, the historic market town of Bridgnorth, and the town of Telford are all within easy commuting distance, offering a wider selection of shopping, leisure, and transport facilities.

ACCOMMODATION

An oak-framed covered porch provides an attractive entrance to the property, with a front door opening into the reception hall. The hall is laid with oak flooring, features a useful understairs cloaks cupboard, and has a staircase rising to the first floor. The guest cloakroom is fully tiled and fitted with a concealed cistern WC and wash hand basin with storage beneath, together with the added comfort of underfloor heating. The impressive open-plan lounge and dining room is a superb living space, extending the full depth of the property and enjoying oak flooring throughout. Windows to both the front and rear elevations provide excellent natural light, whilst patio doors open directly onto the rear garden. A feature fireplace incorporates a cast iron log burning stove. Double doors from the dining area provide additional access to the reception hall.

At the heart of the home is a spacious open-plan kitchen and family living area, finished with a tiled floor throughout. The kitchen is fitted with a comprehensive range of matching base and wall units complemented by granite work surfaces and an inset sink. A central island provides additional preparation space and a breakfast bar for informal dining. Integrated appliances include a dishwasher, full-height refrigerator, provision for a freezer, and an electric range cooker with hob. The adjoining family area enjoys a pleasant outlook to the front elevation. Located adjacent to the kitchen is a practical utility/laundry room, fitted with matching cabinetry, granite work surfaces, an additional sink, and integrated washing machine and tumble dryer. External doors provide convenient access to both the front driveway and rear garden.

The first floor landing provides access to the loft space and an airing cupboard housing the hot water cylinder. The principal bedroom enjoys delightful elevated views across the rear garden and benefits from a walk-in wardrobe and a private en suite shower room comprising a WC, pedestal wash hand basin, walk-in shower, and window to the side elevation. There are three further generously proportioned double bedrooms, all benefiting from built-in storage and/or useful eaves storage. These rooms are served by the family bathroom, which is fitted with a WC, pedestal wash hand basin, bath, and separate walk-in shower.

OUTSIDE

The property is approached via electric gates opening onto a substantial driveway, bordered by lawned gardens and providing ample parking together with access to the double garage. To the rear, the property enjoys an extensive lawned garden complemented by a large paved patio terrace, ideal for outdoor entertaining. A covered barbecue area provides an excellent space for al fresco dining and entertaining. Linking the house and garage is a useful, secure store room.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. 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. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.

Tax Band: G.

www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Bridgnorth take the A454 for Wolverhampton. At Wyken (by the filling station and just before the public house) turn left signposted Worfield and then fork off to the right. Follow this road until you reach the junction. Continue straight over passing Chesterton Golf Club on your right. Continue on this lane taking the second left signposted Badger. On entering the village after passing under the old railway bridge the entrance to Heronswood can be found along on the right-hand side.

Offers Around £835,000

EPC:

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.







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