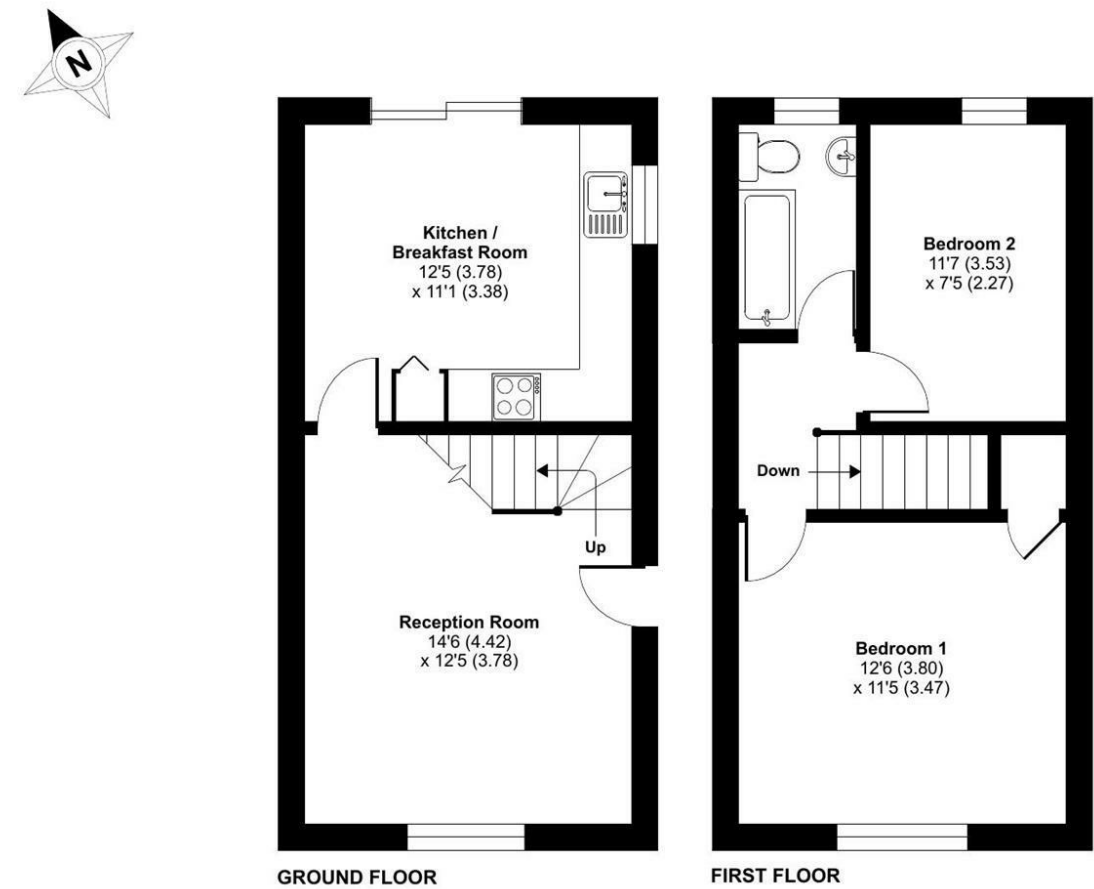


FOR SALE

55 Hook Farm Road, Bridgnorth, WV16 4RB



Approximate Area = 666 sq ft / 61.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1526389



FOR SALE

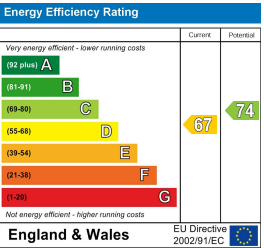
Offers in the region of £260,000

55 Hook Farm Road, Bridgnorth, WV16 4RB

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractive two-bedroom semi-detached home offering well-presented accommodation, generous driveway parking for three cars and an enclosed rear garden, conveniently situated within the historic market town of Bridgnorth.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Attractive two-bedroom semi-detached home**
- **Spacious reception room with feature fireplace**
- **Fitted kitchen/breakfast room overlooking the rear garden**
- **Two comfortably proportioned bedrooms and family bathroom**
- **Driveway parking for approximately three vehicles and an enclosed rear garden**
- **Ideal for first-time buyers and downsizers**

Halls are delighted with instructions to offer Hook Farm Road for sale by Private Treaty.

An attractive and well-presented two-bedroom semi-detached home, offering comfortably proportioned accommodation arranged over two floors and driveway parking for three cars, perfect for first-time buyers or downsizers.

SITUATION

The property occupies an established residential position within the historic market town of Bridgnorth, which offers an excellent selection of amenities catering for day-to-day requirements, including independent shops, supermarkets, cafés, restaurants and public houses.

The town is particularly well known for its attractive high street, historic architecture and picturesque setting overlooking the River Severn, together with the popular Severn Valley Railway and the Bridgnorth Cliff Railway.

Bridgnorth is conveniently positioned for access to the surrounding commercial centres of Telford, Wolverhampton and Shrewsbury, whilst the nearby Shropshire countryside provides excellent opportunities for walking, cycling and a variety of outdoor pursuits.

SCHOOLING

The property is well placed for a selection of educational facilities, with primary schooling available at St Leonard’s CofE Primary School, St John’s Catholic Primary School, Castlefields Primary School and St Mary’s Bluecoat CofE Primary School.

Secondary education is provided locally at Bridgnorth Endowed School and Oldbury Wells School, with independent education available further afield at Tettenhall College in Wolverhampton.

W3W

///arranger.socket.pumpkin

THE PROPERTY

The property opens into a generously proportioned reception room, featuring a large front-facing window allowing an abundance of natural light.

A feature fireplace provides an attractive focal point, whilst the room offers ample space for comfortable seating and occasional furniture.

To the rear, the kitchen/breakfast room is fitted with a selection of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The room provides space for a dining table, creating a pleasant setting for everyday family meals, whilst a window overlooks the rear garden and a sliding door provides direct access outside.

Stairs rise from the reception room to the first-floor landing, from which doors lead to two comfortably proportioned bedrooms.

The principal bedroom enjoys a pleasant outlook to the front of the property and offers ample space for bedroom furniture and a storage cupboard, whilst the second bedroom provides flexible accommodation suitable for a child’s bedroom, guest room or home office.

Both bedrooms are served by a family bathroom, fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

OUTSIDE

The property is approached over a generous driveway extending alongside the house, providing off-road parking for three vehicles and an attractive lawned garden, complemented by established shrubs and planting, which create an appealing approach to the property.

The enclosed rear garden is predominantly laid to lawn and bordered by timber fencing, with established planting providing additional greenery and interest.

A paved seating area immediately adjoining the house offers a pleasant space for outdoor dining and entertaining, whilst the lawn provides ample room for children to play or for those with an interest in gardening.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ

COUNCIL TAX

The property is being shown as being within council tax band B on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP