



7 Hillside Avenue, Bridgnorth, WV15 6BS

BERRIMAN  
EATON

## 7 Hillside Avenue, Bridgnorth, WV15 6BS

Extended home with ground floor guest WC and an open plan dining kitchen, the property is immaculately presented, having been fully refurbished in 2025, its highly recommended for viewing to appreciate the internal condition.

Bridgnorth town centre- 1 mile, Telford - 13 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Birmingham - 28 miles.  
(All distances are approximate).

### LOCATION

The historic market town of Bridgnorth is home to many places of interest such as the Severn Valley Steam Railway, funicular railway, theatre on the steps and the River Severn offering scenic riverside walks. The town offers an excellent range of facilities from shops, pubs, cafés and restaurants to primary and secondary schooling, leisure/sports clubs, cinema, hospital and health care services including a hospital. The bustling High Street has much to offer with local markets and seasonal events held on the weekends. Hillside Avenue is located just off the A442 walking distance into the town and nearby countryside walks including the River Severn.

### ACCOMMODATION

The front door opens into the hallway, where stairs rise to the first floor and access is provided to a convenient guest WC. The lounge overlooks the front elevation together with a feature fireplace. To the rear of the property is a light and spacious open-plan dining kitchen, fitted with a range of modern units with complementary worktops incorporating a breakfast bar. The kitchen is equipped with a sink unit, double oven and grill, and an induction hob. From the dining area, the accommodation flows seamlessly into a sitting room, featuring a vaulted ceiling with skylights and sliding patio doors that open directly onto the rear garden, allowing for an abundance of natural light.

To the first floor, there are three bedrooms, two of which are generous doubles. The main bathroom is fitted with a panelled bath with shower over, WC and pedestal wash hand basin.

### OUTSIDE

Externally, the property is set back from the road behind a lawned foregarden, with a tarmac driveway extending down the side of the house to provide tandem off-road parking. Gates lead through to the mature rear garden, which also benefits from a garage/store.

### 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.

### COUNCIL TAX

Shropshire Council.

Tax Band: C.

<https://www.gov.uk/council-tax-bands>

### VIEWING ARRANGEMENTS

Strictly by appointment through the Bridgnorth Office.

### DIRECTIONS

Leaving Bridgnorth heading out towards Kidderminster on the A442 via Hospital Street. At the island continue straight over, taking the next left turn into Hillside Avenue. Follow the road around to the left where the property can be located on the left-hand side identified by our for sale board.

#### Tettenhall Office

01902 747744

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#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

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#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

Asking Price  
£325,000

EPC: D

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

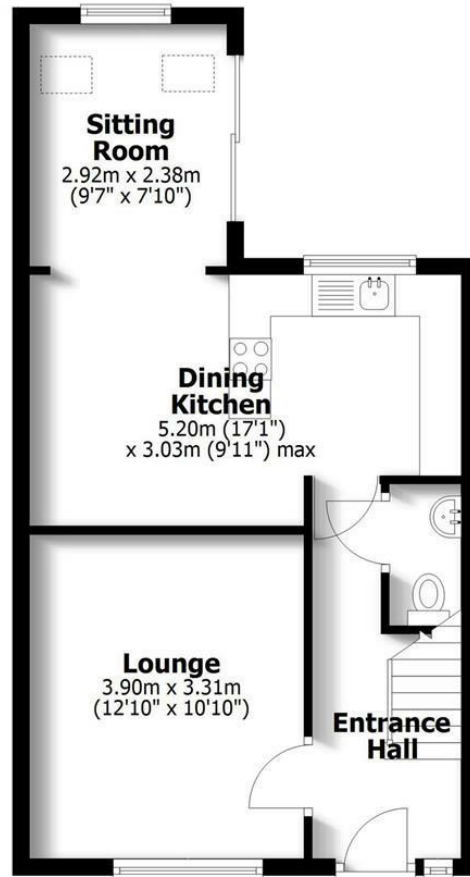
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



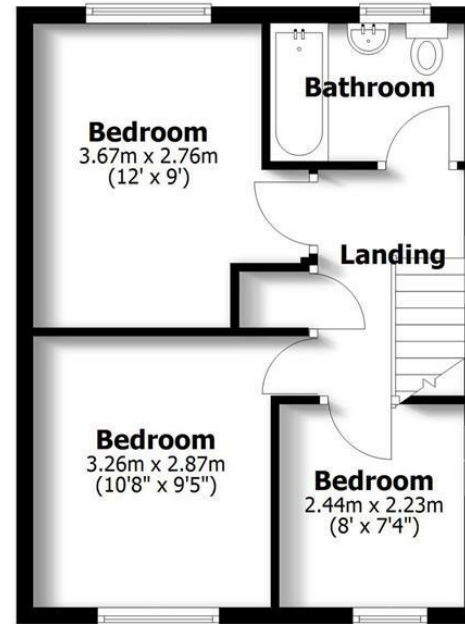
**7 HILLSIDE AVENUE  
BRIDGNORTH**

HOUSE: 80.2sq.m. 863.7sq.ft.  
GARAGE: 12.1sq.m. 129.8sq.ft.  
**TOTAL: 92.3sq.m. 993.5sq.ft.**

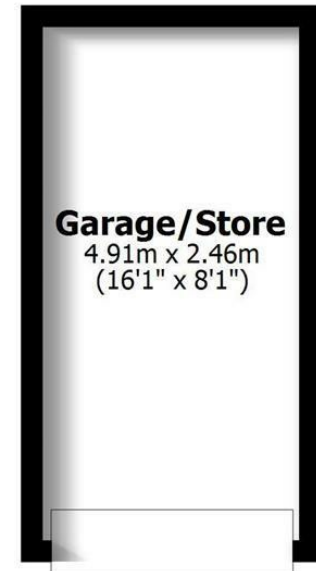
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Garage/Store**

