



107 Wenlock Rise, Bridgnorth, WV16 5EA

BERRIMAN  
EATON



# 107 Wenlock Rise, Bridgnorth, WV16 5EA

Tastefully updated to a high standard, this luxury two bedroom modern home is ready for immediate occupation. The property has a off road parking in this desirable area. With modern appointments, the house has a guest cloakroom, brand new kitchen with branded appliances, fully fitted wardrobes and newly updated shower room.  
Bridgnorth High Street - 1 mile, Shrewsbury - 21 miles, Ludlow - 19 miles. Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Stourbridge - 15 miles, Birmingham - 31 miles.  
(All distances are approximate).

## LOCATION

107 Wenlock Rise occupies a convenient position within this popular residential area of Bridgnorth, situated approximately one mile from the town's vibrant High Street and its wide range of amenities. Bridgnorth offers an excellent choice of both primary and secondary schools, together with numerous sports clubs and leisure facilities. The town also benefits from a diverse selection of shops, healthcare services, and everyday conveniences. For commuters, the major commercial centres of Telford, Wolverhampton, and Birmingham are all easily accessible.

The historic town centre is renowned for its lively weekend markets, an excellent variety of restaurants, pubs, and cafés, and a wealth of attractions including the Severn Valley Railway, Theatre on the Steps, and an Art Deco cinema. The iconic funicular Cliff Railway links the lower and upper parts of the town, rising from the banks of the River Severn to Castle Walk, where stunning panoramic views across the Severn Valley can be enjoyed.

## ACCOMMODATION

Beautifully updated and stylishly presented throughout, this modern home is immaculately maintained and enjoys an open outlook to the front, allocated parking, and a landscaped rear garden.

Upon entering, the property offers a spacious entrance hall with stairs rising to the first floor, useful downstairs storage, and a guest cloakroom/WC. The refitted kitchen comprises a range of matching base and wall units with contrasting handles, complementary worktops, sink unit, and a comprehensive selection of built-in appliances including an oven, microwave, fridge/freezer, dishwasher, gas hob with extractor hood above, and space for a washing machine. A front-facing window provides plenty of natural light.

Positioned to the rear, the lounge enjoys direct access to the garden via a patio door, creating an ideal space for both relaxing and entertaining. An inset living flame electric fire provides a contemporary focal point to the room.

To the first floor, the landing gives access to the loft space. The main double bedroom overlooks the front elevation and benefits from a range of built-in wardrobes. A second double bedroom enjoys a rear aspect, while the contemporary refitted shower room features a modern suite comprising a WC, wash hand basin, and walk-in shower.

## OUTSIDE

The property is approached via a paved pathway leading to the front entrance, set behind a small fore garden with an open aspect. To the rear, the landscaped garden has been designed for low maintenance living, featuring an artificial lawn and paved patio area, all enclosed by fenced boundaries. A rear gate provides convenient access to the parking area, where the property benefits from an allocated parking space.

## 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.

## FIXTURES AND FITTINGS

By separate negotiation.

## COUNCIL TAX

Council Tax Band: B.  
Shropshire Council

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

Proceed from Bridgnorth High Street via Salop Street and continue onto Wenlock Road. At the mini roundabout, turn left into the Wenlock Rise development. Continue for a short distance, then turn right into the first courtyard, where allocated parking is available. A pathway from the courtyard leads directly to the property.

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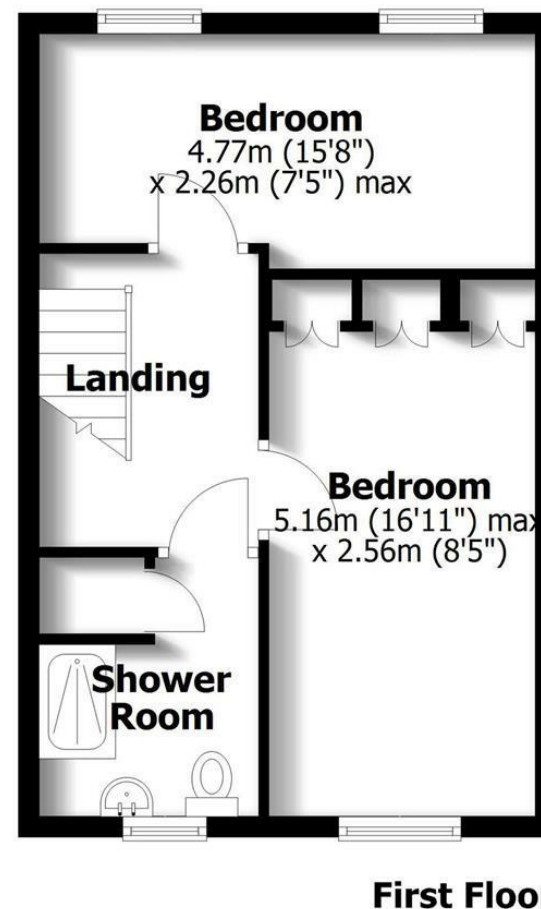
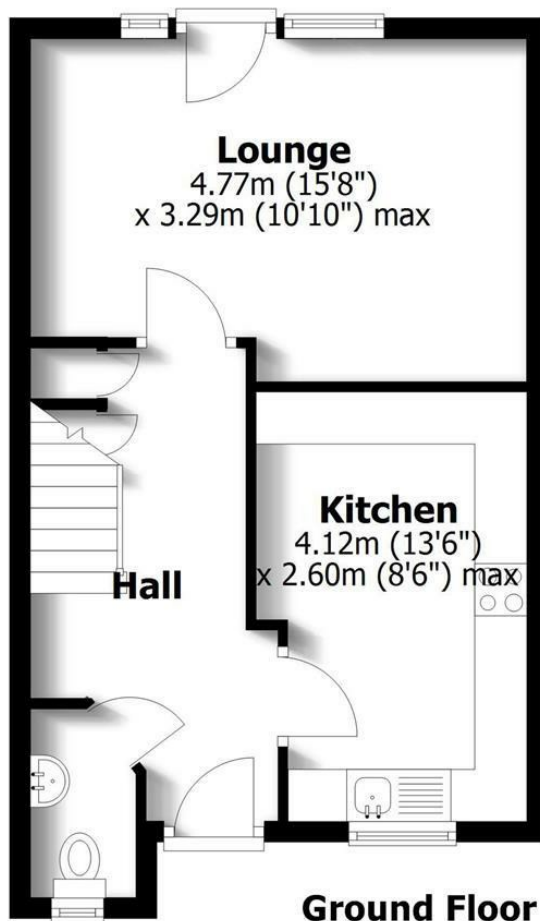
Offers Around  
£269,000

EPC: C

**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.



# **107 WENLOCK RISE** BRIDGNORTH



HOUSE: 72.4sq.m. 779.1sq.ft.  
**TOTAL: 72.4sq.m. 779.1sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



