



9 Harley Way, Bridgnorth, WV16 5PA

BERRIMAN
EATON

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A well presented modern detached home occupying a desirable corner plot in a convenient Bridgnorth location, close to local amenities. The property benefits from an established landscaped garden, private driveway and a double detached garage, offering both space and practicality for modern family living. Shrewsbury - 21 miles, Ludlow - 18 miles. Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Stourbridge - 14 miles, Birmingham - 30 miles. (All distances are approximate).

LOCATION

Harley Way is well positioned within High Town and is within walking distance of the Town Centre, whilst also offering easy access to the A458. The historic and vibrant market town of Bridgnorth provides an excellent range of amenities including shops, primary and secondary schools, health services, post offices and a variety of pubs, cafés and restaurants. The town also benefits from a good selection of sports clubs, regular weekend markets and popular local attractions such as the Severn Valley Railway, the River Severn and the Cliff Railway.

ACCOMMODATION

On entering the property there is an entrance hall with stairs rising to the first floor. Doors lead to a study overlooking the front elevation and a spacious lounge featuring a bay window and a central fireplace with a coal effect gas fire. From the lounge, double doors open into the adjoining dining room, which in turn provides access to the kitchen and a conservatory beyond, offering a pleasant outlook across the garden. The breakfast kitchen is fitted with a range of matching base and wall units with worktops over and a sink unit, together with a built-in fridge/freezer. A separate utility room provides additional storage with further worktop space and a sink unit, provision for laundry appliances, and a wall mounted central heating boiler. A side door from the utility gives convenient access to the garden.

From the hall, stairs rise to the first floor landing which provides access to the loft space and an airing cupboard. The principal double bedroom overlooks the front elevation and benefits from fitted wardrobes together with an en-suite shower room comprising a WC, wash hand basin, heated towel rail and shower enclosure. There are three further double bedrooms, one of which also features fitted wardrobes, together with a family bathroom fitted with a corner bath, WC and wash hand basin set within a vanity unit.

OUTSIDE

Accessed from Harley Way, the property is set back behind a tarmac driveway with lawned foregardens and access to the detached double garage, which has two up-and-over doors to the front, with light and power connected, together with a window and a side personnel door.

Gated access leads through to the good sized rear garden. Occupying a corner plot, the garden is well landscaped and features a shaped lawn, well established planted borders and a patio terrace which extends from the side around to the rear enjoying a pleasant aspect.

SERVICES

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

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 Solicitors.

COUNCIL TAX

Shropshire Council
www.mycounciltax.org.uk/content/index
Tax Band: F.

FIXTURES AND FITTINGS

By Separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment only.

DIRECTIONS

From the town centre, proceed onto the Ludlow Road, turning right into Harley Way where number 9 can be found along on the left hand side just after the turning for Mauldins Close.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

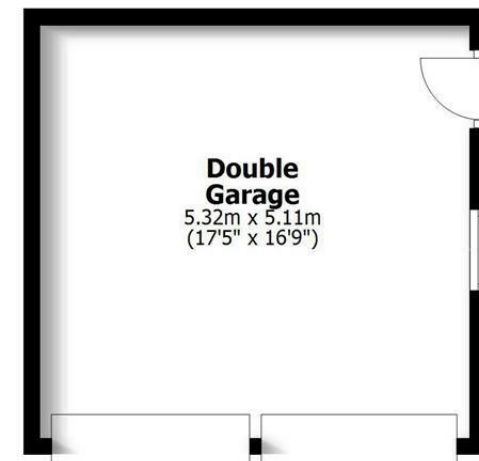
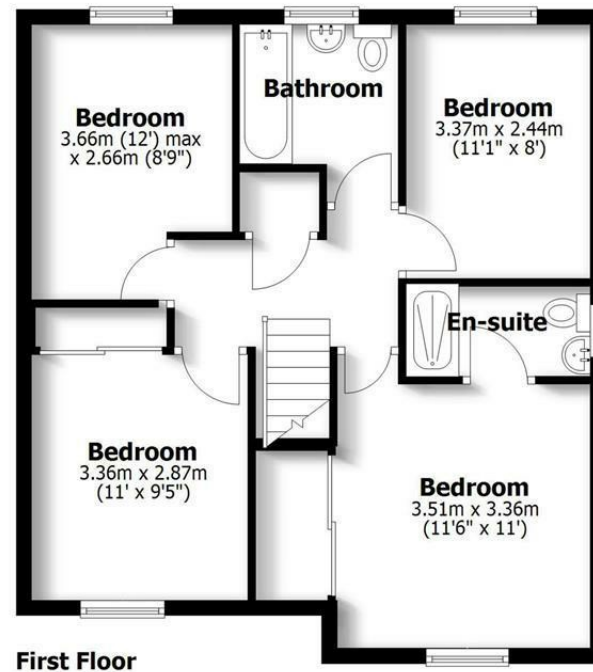
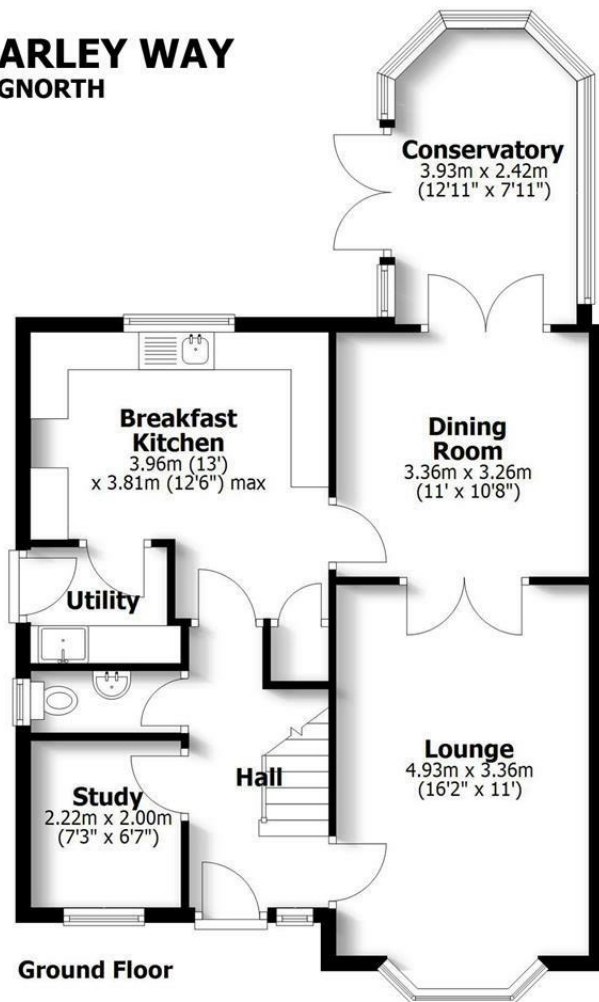
Offers Around
£495,000

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.



**9 HARLEY WAY
BRIDGNORTH**



HOUSE: 127.2sq.m. 1,369.3sq.ft.
 GARAGE: 27.2sq.m. 292.6sq.ft.
TOTAL: 154.4sq.m. 1,661.9sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

