



Arden House, 2 Westgate Drive, Bridgnorth, Shropshire, WV16 4QF

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With scope for further improvement, this three bedroom link detached house with a garage and parking, most conveniently positioned for an easy stroll into the High Town's amenities and attractions. Enjoying a private southerly garden in this quiet cul-de-sac.

Much Wenlock - 7.8 miles, Ironbridge - 9 miles, Ludlow - 19.6 miles, Telford - 13.7 miles, Shrewsbury - 20.8 miles, Kidderminster - 14.7 miles, Wolverhampton - 15.2 miles, Birmingham - 30 miles.  
(All distances are approximate).

## LOCATION

Positioned within a quiet and highly sought-after cul-de-sac in the historic town of Bridgnorth, Arden House enjoys a convenient location just a short stroll from the bustling High Street. Bridgnorth offers an excellent range of independent shops, cafés, restaurants and traditional pubs, together with healthcare facilities, a hospital, and a wide variety of sports clubs and schools catering for all ages.

The town is also home to a number of popular attractions, including the Severn Valley Railway, the historic cliff railway, castle ruins and regular farmers' markets. With a thriving community atmosphere, Bridgnorth hosts numerous events throughout the year and benefits from an art deco cinema and theatre, making it a vibrant and desirable place to live.

## ACCOMMODATION

Upon entering the property, there is an entrance hall with stairs rising to the first floor and access to a convenient ground floor shower room/WC. The breakfast kitchen is fitted with base and wall mounted units incorporating a sink unit, built-in oven and gas hob, with space and provision for additional appliances. A window overlooks the side elevation, whilst a useful cupboard houses the gas central heating boiler. A door and window provide access through to the adjoining conservatory. The spacious lounge enjoys a dual-aspect outlook and features a decorative fireplace together with sliding patio doors opening into the conservatory. Leading from the large conservatory is integral access to the garage, along with access to a further versatile reception room which could be utilised as a home office, playroom or occasional bedroom, benefitting from an adjoining WC.

Accessed externally, the separate utility room provides additional storage, a sink unit and space for laundry appliances.

To the first floor, the landing provides loft access and doors leading to the bedrooms and shower room. The principal bedroom overlooks the rear elevation and is fitted with a range of wardrobes, drawers and a dressing table. A further double guest bedroom overlooks the rear garden and benefits from fitted wardrobes, overhead storage and drawers. The third bedroom enjoys views to the front elevation. The shower room is fitted with a walk-in shower, pedestal wash hand basin and WC. An airing cupboard houses the immersion heater and provides useful additional storage.

## OUTSIDE

To the rear, the large, enclosed garden enjoys a sunny aspect and is bordered by mature shrubs and trees, creating a private and established outdoor space. Gated side access leads to the front of the property, where there is a private driveway providing off-road parking and access to the adjoining garage.

## SERVICES

We are advised by our client that all main services are installed. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council.  
Tax Band: F  
[www.mycounciltax.org.uk/content/index](http://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 our offices proceed to the High Street and turn left through the Northgate. At the mini island turn left passing the hospital and Sainsburys on your right hand side. At the next island turn right and continue straight on into Salop Street. Take the second turning on your right into Westgate Drive where Arden House is located along on the left-hand side.

### Tettenhall Office

01902 747744

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

### Bridgnorth Office

01746 766499

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

### Lettings Office

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### Wombourne Office

01902 326366

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

Asking Price  
**£400,000**

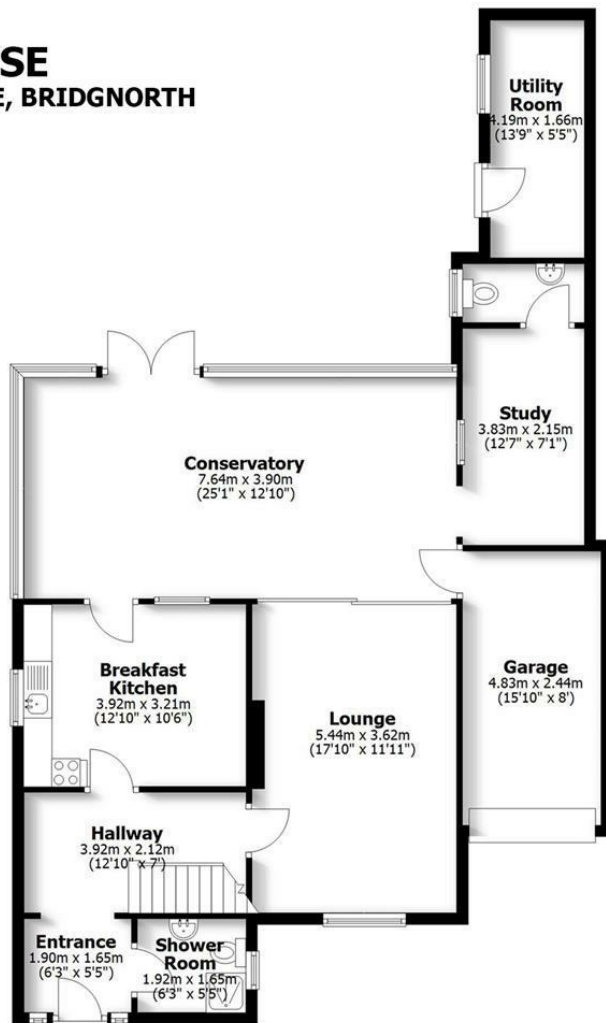
EPC:

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

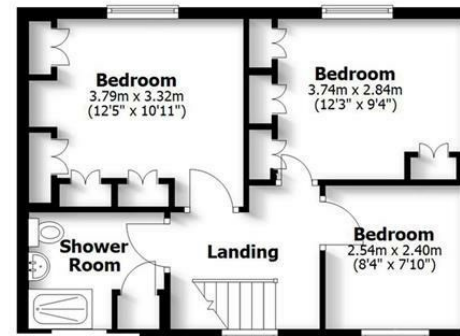
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**ARDEN HOUSE**  
**2 WESTGATE DRIVE, BRIDGNORTH**



**Ground Floor**



**First Floor**

HOUSE: 138.8sq.m. 1,494.4sq.ft.  
 GARAGE: 11.8sq.m. 127.0sq.ft.  
**TOTAL: 150.6sq.m. 1,621.4sq.ft.**

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

