

# NEW HOME



5 The Stamp Works, Ludlow Road, Bridgnorth, Shropshire, WV16 5AG

BERRIMAN  
EATON

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LAST PLOT and OPEN TO OFFERS: TOWN CENTRE LIVING - LUXURY NEW BUILD. Imaginatively designed large detached family home occupying a superb plot having a high specification, double garage and large gardens. This exclusive, secure gated development of 5 luxury homes is situated close to local amenities and Bridgnorth's vibrant town centre. Telford 14 miles - Kidderminster 14.4 miles - Wolverhampton 15.8 miles - Birmingham 27.6 miles - Shrewsbury 19.9 miles - Ludlow 18.6 miles (All distances are approximate).

## LOCATION

Positioned in this sought after location of Bridgnorth, The Stamp Works is conveniently within walking distance to the Town's High Street. Bridgnorth offers a wide selection of shops, eateries and pubs, healthcare services and a whole array of sports facilities, clubs and schools for all ages. Within easy reach are also places of interest such as the Severn Valley Railway, funicular railway, and the castle ruins and gardens. The town offers a thriving community holding many events throughout the year.

## ACCOMMODATION

The accommodation is laid out over two floors and briefly comprises: Impressive entrance hall with a turning staircase having glazed and oak panels, guest cloakroom, plant room, 25ft living room with bifold doors to the rear sunny aspect, fitted log burner and bay window to the front, separate snug/study, large open plan kitchen with dining area and seating area. The fitted kitchen, designed by Ironbridge interiors includes a range of quality appliances whilst the family area has bifold doors onto the garden. A separate door gives access to the utility area.

From the first floor landing the principal bedroom has a Juliette balcony, dressing room and fully tiled bathroom en-suite with dual vanity hand basins. There are three further double bedrooms and the house bathroom is also fully tiled with a separate shower. There is access to a large loft space.

## OUTSIDE

A block paved drive provides parking for three cars and access to the double garage with a remote door, power points and light. Steps from the drive lead to the entrance courtyard, whilst the gardens extend around the house with a sun terrace to the rear.

## WESTBEECH GROUP

Westbeech Homes have created a portfolio of five, luxury homes right in the heart of Bridgnorth. The secure gated development has far reaching views across Town, along the Severn Valley, with a private drive and generous landscaped communal areas. Some of their previous residential developments can be viewed here: [https://www.westbeech.co.uk/?page\\_id=159](https://www.westbeech.co.uk/?page_id=159)

## SPECIFICATION

Kitchen and Utility by Ironbridge Interiors. (Bridgnorth showroom by appointment only). A separate specification and plan is available upon request  
Bathrooms with Villeroy & Boch sanitary ware. Fully tiled bathrooms (showers over bath where there is no separate shower)  
Bathroom tiling by Craven Dunnill (Bridgnorth showroom by appointment only). Choice from their silver, gold and platinum range  
Chrome towel radiators  
Porcelain floor tiles to the ground floor (excluding lounge/living, study and snug)  
Windows anthracite grey external and white internal  
UPVC double French doors anthracite grey external and white internal  
Aluminium bi-folding doors anthracite grey external and internal  
Electrical fittings satin nickel sockets and switches to ground and first floor  
White LED downlighters  
Ground floor intruder alarm  
Doorbell  
Joinery Internal doors are solid core oak finish, satin nickel finish door handles  
Staircase glazed panels with oak handrail and newel posts  
Skirting boards and door architraves in white. Decoration finish choice of white or off white

## SERVICE CHARGE

Estimated £500 PA for the maintenance of the electric gates and upkeep of the external landscaped areas.

## PREDICTED EPC RATING

SAP: B

## TENURE

We are advised the property is FREEHOLD. Verification should be obtained from you solicitor.

## SERVICES

We are advised the central heating is Air source with dual fuel bathroom radiators, underfloor heating to the ground floor and radiators to the first floor.

Mains water, drainage, electricity and fibre broadband are connected along with Delta EV 7KW full EV car chargers.

## LOCAL AUTHORITY - COUNCIL TAX

Shropshire County Council. Tax band yet to be finalised.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office to arrange your private appointment.

## PLEASE NOTE

Specification, measurements and floorplans are for guidance only and may be subject to change. All images are for illustration purposes only.

### 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

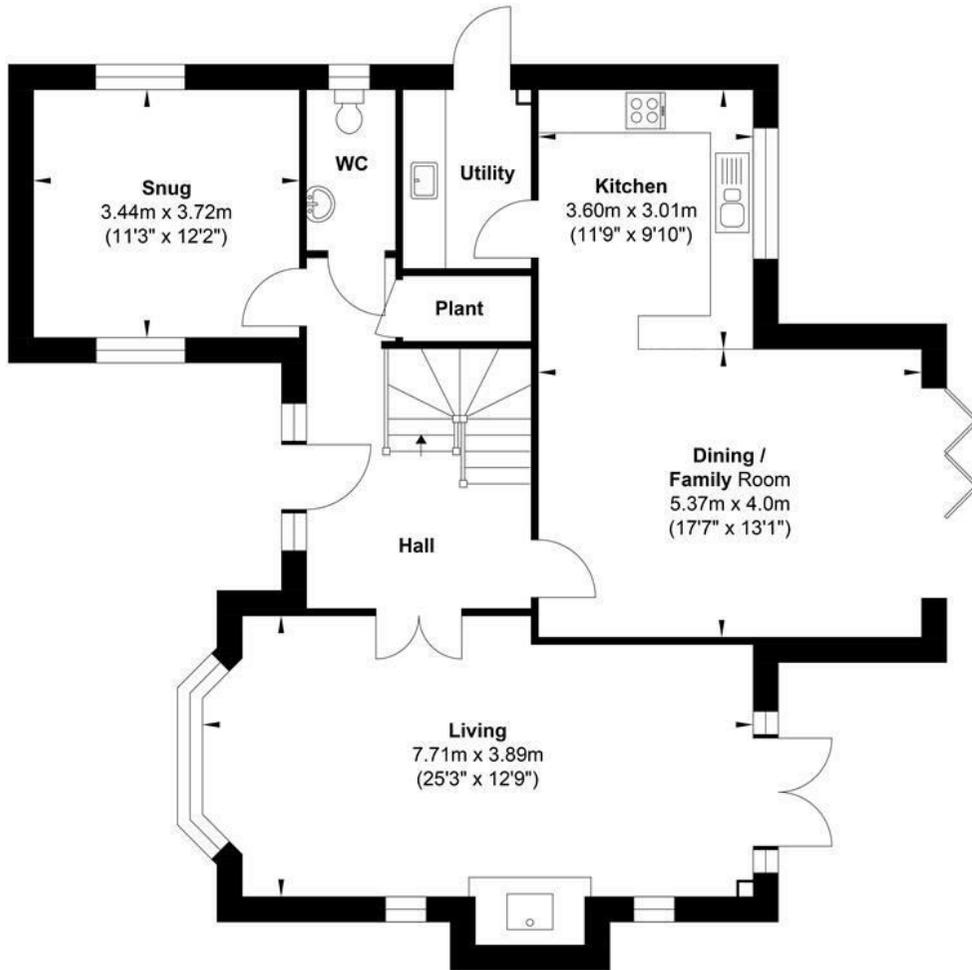
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Price  
£955,000

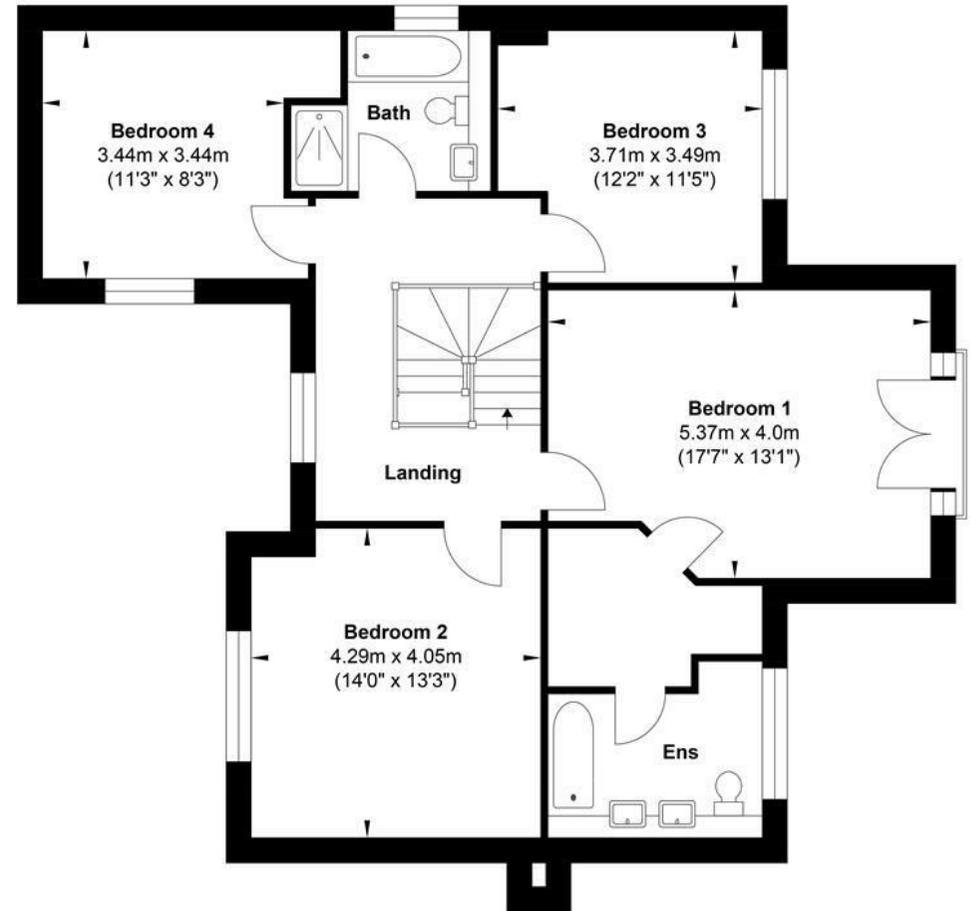
EPC: B

**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.

# Plot 5



**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 194.87 m2 ... 2098 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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