



70 Birchlands, Bridgnorth, WV15 5ED

BERRIMAN
EATON

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A well presented three bedroom semi detached home, ideally situated close to local amenities and regular bus services. The property benefits from a private driveway and an enclosed, low maintenance rear garden, complete with a large detached store/workshop, providing excellent additional storage or workspace.

Bridgnorth town centre - 1 mile, Telford - 12 miles, Wolverhampton - 13 miles, Kidderminster - 14 miles, Shrewsbury - 23 miles, Stourbridge - 13 miles, Birmingham - 34 miles. (All distances are approximate).

LOCATION

The Birchlands is within easy reach of the town centre of this historic market town, yet enjoys local shopping, public transport services, sports facilities and schooling near-by. This popular location provides the freedom to participate in the towns excellent range of facilities that include a large selection of shops, pubs/bars, cafés and restaurants, along with healthcare that includes Bridgnorth Hospital. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum, cinema, theatre, funicular cliff railway and beautiful River Severn walks.

ACCOMMODATION

The property is approached via an enclosed entrance porch, providing excellent space for cloak and boot storage, with a further door leading into the entrance hall. Stairs rise from the hall to the first floor, while a door opens into the through lounge/dining room, which enjoys a dual aspect and features an attractive fireplace housing a log-burning stove. The kitchen is fitted with a range of base and wall mounted cupboards, work surfaces over, sink unit and built-in oven with gas hob above. There is plumbing for a washing machine, together with space for additional appliances. A window overlooks the side of the property, while a door provides direct access to the rear garden.

To the first floor, the landing provides access to a loft space via a pull down ladder. Doors lead to three bedrooms, two of which are double rooms, along with a family shower room comprising a WC, wash hand basin, corner shower and heated towel rail.

OUTSIDE

The property is set back from the road behind a private driveway and lawned foregarden with planted borders. The driveway extends to the side of the property, providing gated access into the rear garden.

The enclosed rear garden is predominantly paved, offering a low-maintenance outdoor space, with fenced boundaries. The original garage is located within the garden and has been retained as a useful storage/workshop space, benefiting from lighting and power.

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.

FIXTURES AND FITTINGS

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

DIRECTIONS

From Low Town Bridgnorth, proceed over the bridge and follow the one way system to the island. Take the second exit proceeding straight on up the Hermitage. Take the next right hand turn into Lodge Lane, then the first left into the Birchlands. Continue along where number 70 can be found along on the right hand side identified by our for sale board.

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

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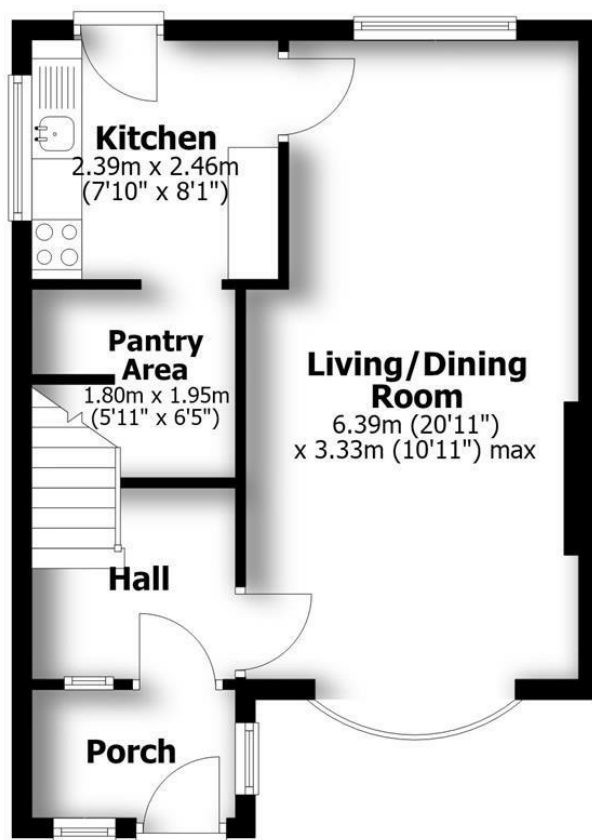
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



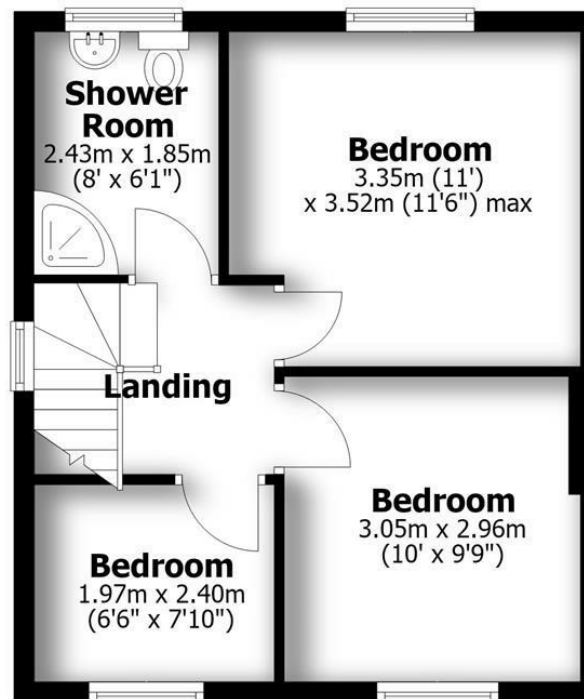
70 BIRCHLANDS BRIDGNORTH

HOUSE: 73.4sq.m. 790.5sq.ft.
STORE: 9.8sq.m. 105.5sq.ft.
TOTAL: 83.2sq.m. 896.0sq.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



Store/Workshop
4.19m x 2.34m
(13'9" x 7'8")

