



13B The Hookfield, Bridgnorth, WV16 4HZ

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# 13B The Hookfield, Bridgnorth, WV16 4HZ

Situated within easy reach of local amenities and the town's High Street, this large and attractive detached bungalow offers well-proportioned and versatile living accommodation. The property benefits from a low-maintenance garden and a private driveway, Inside there two generous double bedrooms along with two bath/shower rooms and a dressing room making it ideal for comfortable, single level living. Much Wenlock - 8.miles, Ludlow - 19 miles, Kidderminster - 15 miles, Telford -14 miles, Wolverhampton - 15 miles, Shrewsbury - 20 miles, Birmingham - 32. (All distances are approximate).

## LOCATION

The Hookfield is a convenient location, being just a short distance from a range of local shops and public transport links, as well as being just under a mile from the High Street. The historic market town of Bridgnorth offers an excellent range of amenities, including both primary and secondary schools, a wide variety of independent and high street shops, healthcare services, and a strong selection of sports and leisure facilities.

The larger commercial centres of Telford, Wolverhampton and Birmingham are all easily accessible, making the area ideal for commuters.

Bridgnorth's Town Centre is particularly vibrant, with lively weekend markets and an excellent choice of restaurants, pubs and cafés. The town is rich in history and culture, with notable attractions such as the Severn Valley Railway, Theatre on the Steps, and its charming Art Deco cinema. The iconic Cliff Railway, a funicular rising from the banks of the River Severn to Castle Walk, offers stunning panoramic views across the Severn Valley.

## ACCOMMODATION

Set behind a walled frontage with a private driveway, this attractive bungalow is accessed via a front door opening into a welcoming hallway, from which all main living areas can be accessed.

The breakfast kitchen overlooks the front elevation and is fitted with a range of matching base and wall units, work surfaces, a sink unit, with space for appliances. Adjacent to the kitchen is a practical utility room, offering additional storage, worktop space, a second sink unit, and provision for laundry appliances, along with access to both the front and rear of the property. The bright and spacious living room provides ample space for both relaxation and dining, complemented by a feature fire surround with point for an electric fire. A window offers views of the rear garden, while French doors lead into the adjoining conservatory. The conservatory enjoys a pleasant outlook and opens out to the garden through double doors.

The principal bedroom is generously sized and benefits from a walk-in dressing room with fitted wardrobes, as well as a private en-suite shower room. There is a further double bedroom and a house bathroom fitted with a suite comprising a WC, hand basin, and bath.

## OUTSIDE

The bungalow is set behind a walled frontage with a private driveway providing off-road parking with gated access leading to a small bin store. The rear garden has been thoughtfully landscaped for low-maintenance upkeep, predominantly paved and enclosed by fenced boundaries with established shrubs offering a peaceful, sunny aspect.

## SERVICES

We have been advised by our client that all 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.  
Tax Band: C.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewings strictly by appointment only, please contact the BRIDGNORTH OFFICE.

### 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)

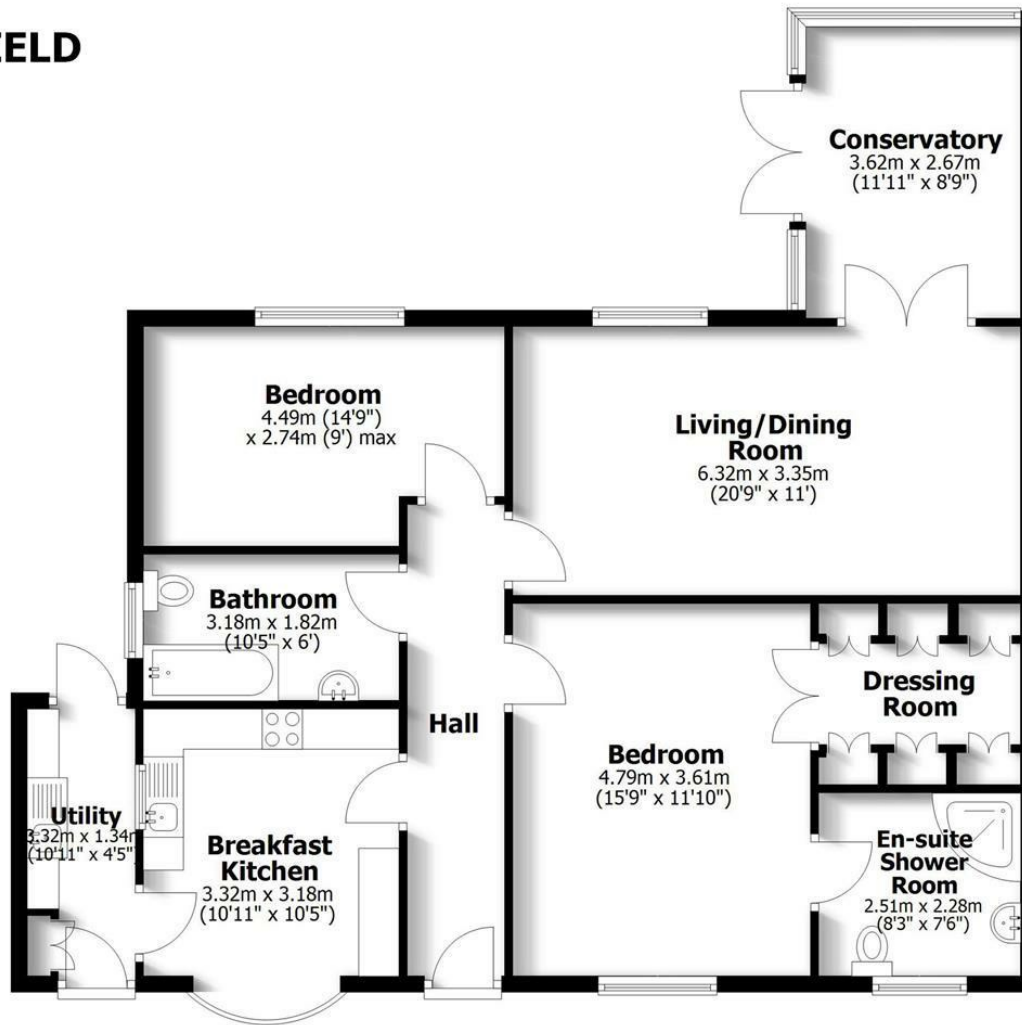
Offers Around  
£400,000

EPC:

**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.



# 13B THE HOOKFIELD BRIDGNORTH



Ground Floor

**TOTAL: 103.2sq.m. 1,111.4sq.ft.**

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

