



109 Victoria Road, Bridgnorth, Shropshire, WV16 4LL

BERRIMAN  
EATON

# 109 Victoria Road, Bridgnorth, Shropshire, WV16 4LL

With extensive basement rooms and a large garden to the rear, this spacious detached family home is well presented offering five bedroom, two bathroom accommodation enjoying a most convenient location with nearby amenities and very convenient bus route. NO UPWARD CHAIN.

Much Wenlock - 7.8 miles, Ludlow - 20 miles, Shrewsbury - 20.8 miles, Telford - 13.9 miles, Kidderminster - 15.1 miles, Wolverhampton - 15.4 miles, Birmingham - 32 miles. ( All distances are approximate).

## LOCATION

109 Victoria Road is within half a mile of the towns bustling High Street with many other near-by attractions accessed on foot. The picturesque historic market town of Bridgnorth has an abundance of amenities to include shops, cafes, pubs and restaurants along with a good selection of primary and secondary schooling, many sports facilities, healthcare services, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend markets.

## ACCOMMODATION

On entering the property, there is an entrance porch with a front door opening through into the reception hall. There are three excellent versatile reception rooms. The lounge having a bay window to the front elevation along with a fireplace housing a multi fuel burner. The sitting room enjoys an outlook to the rear garden with a Juliet balcony and the dining room (which has been used of late as a ground floor bedroom given it's easy access to the ground floor bathroom), looks out to the front elevation. The kitchen is fitted with a range of matching base cupboards and drawers with work tops over, inset sink unit and matching wall cabinets. A door give access to the rear garden via an external staircase. Off the kitchen is a shower/wet room and access to the dining room. Stairs from the entrance hall lead to the large basement rooms also incorporate a utility room. A back door gives direct access to the gardens.

From the hall, stairs rise to the first floor landing. The principal bedroom suite enjoys elevated views to the rear, with a walk through dressing room and en-suite bathroom comprising a white suite to include a WC, wash hand basin and a bath with shower over. There are two further double bedrooms and a fourth bedroom which is currently being used as a home office. The family bathroom is fitted with a suite to include a WC, pedestal wash hand basin and a p-shaped bath with shower over.

## OUTSIDE

Set back off Victoria Road, a tarmac driveway provides ample off road parking screened by a hedge boundary. Side gated access to the rear. The large rear garden is mainly laid to lawn having a patio terrace enclosed by a fence boundary.

## 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: D.  
[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.

### 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)

### Wombourne Office

01902 326366

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

### Lettings Office

01902 749974

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

### Worcestershire Office

01562 546969

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

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

Offers Around  
£529,950

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.



**109 VICTORIA ROAD  
BRIDGNORTH**

HOUSE: 132.2sq.m. 1,422.6sq.ft.  
 CELLARS: 39.5sq.m. 425.6sq.ft.  
**TOTAL: 171.7sq.m. 1,848.2sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



