



Aranby, The Square, Stottesdon, Kidderminster, DY14 8UB

# Aranby, The Square, Stottesdon, Kidderminster, DY14 8UB

A deceptive three double bedroom detached bungalow is this enviable location at the heart of the village. Modern in design, internal viewing will reveal fashionable appointments.

Bridgnorth - 9.2 miles, Kidderminster - 12.6 miles, Shrewsbury - 29.1 miles, Ludlow - 12.8 miles, Stourbridge - 19.3 miles (All distances are approximate)

## LOCATION

Stottesdon is a small village situated amidst the wonderful Shropshire countryside between the historic market towns of Bridgnorth and Ludlow. Standing near the centre of the village, there are a selection of local facilities to include a primary school, doctors surgery, church, public house, village shop and regular bus services, along with great countryside walks, bridleways and views of the Cleve Hills. There are a whole range of local attractions, further facilities and places of interest within easy reach of Stottesdon including Chelmarsh Reservoir for sailing, golf courses, outdoor activity centers, golf courses and the Severn Valley Railway.

## ACCOMMODATION

Built in the 1970's, this modern detached bungalow is well worth internal inspection to appreciate the size of the living accommodation. The entrance leads into a spacious entrance hall with Karndean flooring and gives access to: Living room leading into the conservatory with views over the garden, breakfast kitchen - a spacious family area having a good range of fitted units, granite work tops, four oven AGA fuelled by oil, integrated fridge/freezer and dishwasher with windows to the front from the kitchen and breakfast area, separate utility housing the oil fired central heating boiler, plumbing for the washing machine and guest WC. Door to the rear garden. The hall also gives access to the three double bedrooms and recently modernised bathroom that includes a bath and walk-in double shower. The bungalow has UPVC double glazing and cavity wall insulation.

## OUTSIDE

With ample parking to the front for 5/6 cars, there is a southerly facing private garden to the rear, well stocked with a variety of shrubs and plants creating a garden of interest with patio and foot path areas designed around a summerhouse. Additionally, a large

workshop adjoins the house with power and lights with access to the front and rear.

## SERVICES:

We are advised by our client that mains water, electricity and drainage are connected. Oil fired central heating. Verification should be obtained from your surveyor.

## TENURE:

We are advised the property is FREEHOLD. Verification should be obtained via your Solicitor. NO UPWARD CHAIN.

## COUNCIL TAX:

Shropshire council. Tax band: E.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE on 01746 766499.

## DIRECTIONS:

Leaving Bridgnorth on the B4363 Cleobury Mortimer road. Follow the road along passing through the hamlets of Oldbury, Glazeley and Deuxhill. After approximately 6 miles take a right turn sign posted Stottesdon/Chorley. Continue to follow the lane along where you will enter the High Street of Stottesdon. After passing the Primary school, Aranby is located along on the left hand side.

13/15 High Street  
Tettenhall  
Wolverhampton  
WV6 8QS  
01902 747744

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22/23 Whitburn Street  
Bridgnorth  
Shropshire  
WV16 4QN  
01746 766499

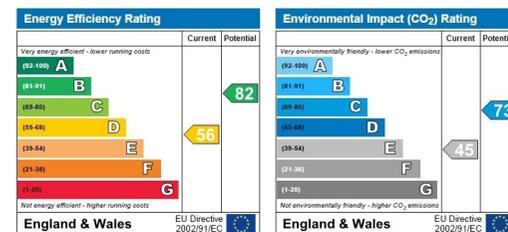
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High Street  
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WV5 9DP  
01902 326366

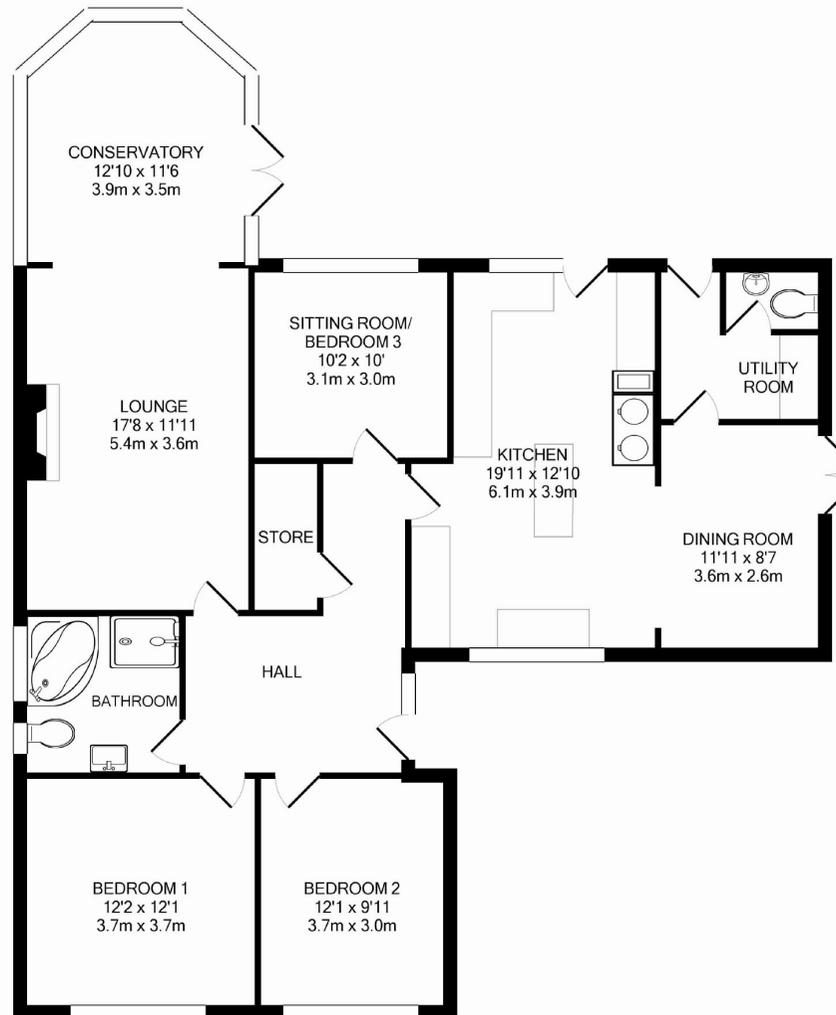
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Offers around  
£325,000



**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.



ARANBY, THE SQUARE, STOTTSTON  
TOTAL APPROX. FLOOR AREA 1356 SQ.FT. (126.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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