



9 Washbrook Road, High Town, Bridgnorth, WV15 6BH

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Conveniently located to the towns facilities and riverside walks, 9 Washbrook Road is a four bedroom detached family home with two reception rooms and two bath/shower rooms with an adjoining garage and mature landscaped garden to the rear.

Telford - 12.6 miles, Kidderminster - 13.4 miles, Shrewsbury - 21.4 miles, Wolverhampton - 14.3 miles, Birmingham - 26.1 miles.
(All distances are approximate).

LOCATION

Located on a popular modern development, Bridgnorth offers many exciting attractions that can be accessed on foot. Near-by are Riverside walks, amenities and tea room in Low Town and across the bridge the Cliff railway gives access to the High Town shops and hospital. Also nearby is the famous Severn Valley Railway, Severn Park and many eateries.

ACCOMMODATION

Entering into a double glazed RECEPTION PORCH a door gives integral access into the GARAGE and front door leading into the ENTRANCE HALL. The ground floor living accommodation consists of a GUEST WC, DINING ROOM having a window to the front aspect, LOUNGE fitted with a coal effect gas fire with surround and sliding patio doors opening into a LARGE CONSERVATORY with double doors opening out into the rear garden. The KITCHEN is fitted with a selection of units including base cupboards and drawers with work tops over, matching wall cupboards and fitted appliances to include an oven with a four ring gas hob with extractor hood above and a dishwasher. There is a sink unit and drainer with a window over looking the rear garden with further provision for a fridge and freezer. A door gives access to the side.

Stairs from the entrance hall rise to the FIRST FLOOR LANDING with access to a loft space and airing cupboard. The PRINCIPAL BEDROOM is positioned to the rear aspect with an EN-SUITE SHOWER ROOM comprising WC, wash hand basin with vanity unit and an enclosed, tiled shower cubicle. There are a further THREE BEDROOMS and the FAMILY BATHROOM that includes a WC, wash hand basin with vanity unit and a panelled bath with shower above.

OUTSIDE

A tarmac driveway to the front provides generous off road parking with access to the

SINGLE GARAGE having an up/over door to the front, lights, power points and wall mounted gas central heating boiler. Gated side access leads to the rear garden being mainly laid to lawn with a patio seating area and planted borders, enclosed by a fence boundary.

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: E.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

Proceed to Low Town crossing over the River Severn. At the island take the third exit keeping left passing the petrol station. Take the second right into Pale Meadow Road then first left into Washbrook Road where number 9 is positioned along on the right handside identified by our for sale board.

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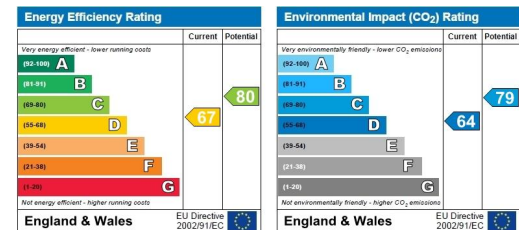
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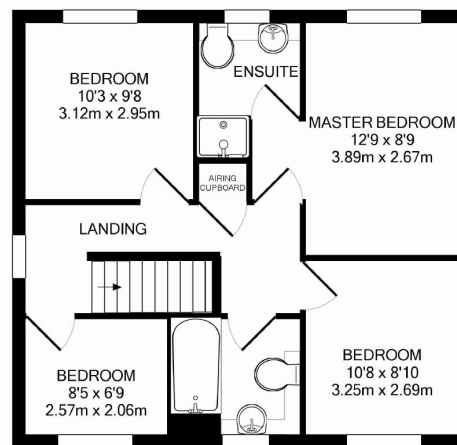
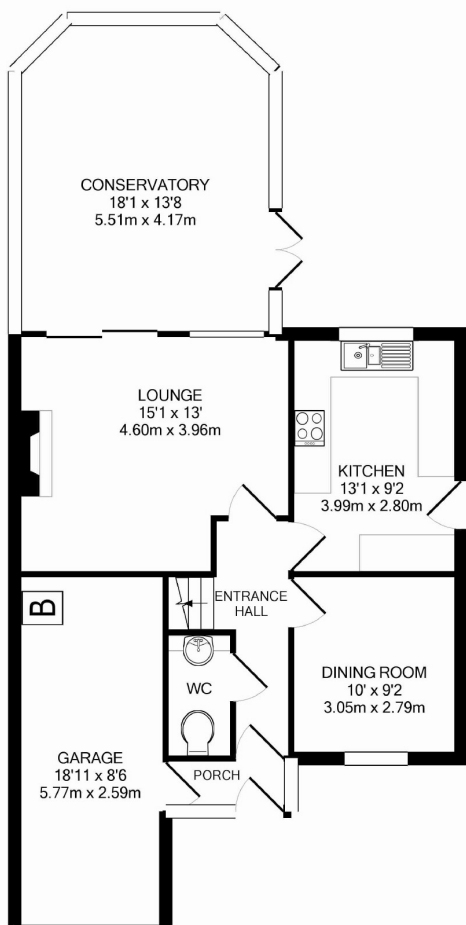
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www.berrimaneaton.co.uk

Offers around
£299,950



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.



GROUND FLOOR

1ST FLOOR

9 WASHBROOK ROAD BRIDGNORTH
 TOTAL APPROX. FLOOR AREA 1429 SQ. FT. (132.8 SQ. M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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