

**OPEN
VIEWING**

**OPEN VIEWING
SATURDAY 28th FEBRUARY 11am to 1pm**

Cobwebs, Nordley, Bridgnorth, WV16 4SX

be
BERRIMAN EATON

Cobwebs, Nordley, Bridgnorth, WV16 4SX

A most deceptive recently built detached three bedroom property having large room dimensions and stunning features prevalent in a self build. Enjoying a semi-rural location with views.

Bridgnorth 3.3 miles - Shrewsbury 18.8 miles - Telford 11.1 miles - Wolverhampton 18.1 miles (All distances are approximate)

Having around 2000sq.ft of living accommodation, this detached property is surprisingly spacious and worth internal viewing. Built by the present owners with a 10 year NHBC warranty, The property has extra quantities of insulation, K Glass glazing, CCTV security, underfloor heating, and a concealed vacuum system. Attractively designed to a traditional style, the creative interior features vaulted ceilings with exposed rafters, part wooden flooring, large living room with dining area having a log burner and french patio doors to the garden terrace enjoying a southerly aspect over open farmland. Designed to have an impressive hallway, attention to detail includes a 44inch wide oak front door and a spiral staircase leading to the open plan loft room where there is space and plumbing for a further two bedrooms and bathroom should this be required. In my opinion the highlight of the tour is the open plan kitchen, having a Magnet range of units, integrated appliances, large working centre island with granite top, and leading into the garden room. The current three bedrooms have the provision for an en-suite to the master bedroom and a luxury house bathroom with a roll top bath and separate double power shower.

The overall plot is around a third of an acre and is discreetly located between the villages of Nordley and Linley Brook on the Bridgnorth to Broseley Road. With far reaching views over farmland, this is a quiet location yet convenient for the nearby Town's of Broseley and Bridgnorth. Gated access leads into a large gravelled driveway and to the double garage. He garage has connected services and be provide further useful accommodation subject to building regulation approval. The gardens are mainly laid to lawn, having a coy carp pool outside the garden room.

Bridgnorth is a historic Market Town hosting a wide variety of shops, places of interest, hospital, schools and other amenities. The area is ideal for walkers and countryside

lovers, yet it remains commutable to the West Midlands conurbation.

SERVICES:

Private sewage, mains gas central heating (combi-boiler), water and electricity connected. Alarm system connected.

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:

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

DIRECTIONS:

From Bridgnorth proceed out towards Broseley along the B4373. Passing through Cross Lane Head entering into Nordley. The property is located on the left handside, a few hundred yards after a sharp left hand bend. Approximately 3.3 miles from Bridgnorth.

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Tettenhall
Wolverhampton
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01902 747744

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WV16 4QN
01746 766499

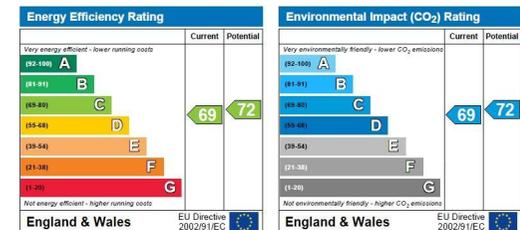
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WV5 9DP
01902 326366

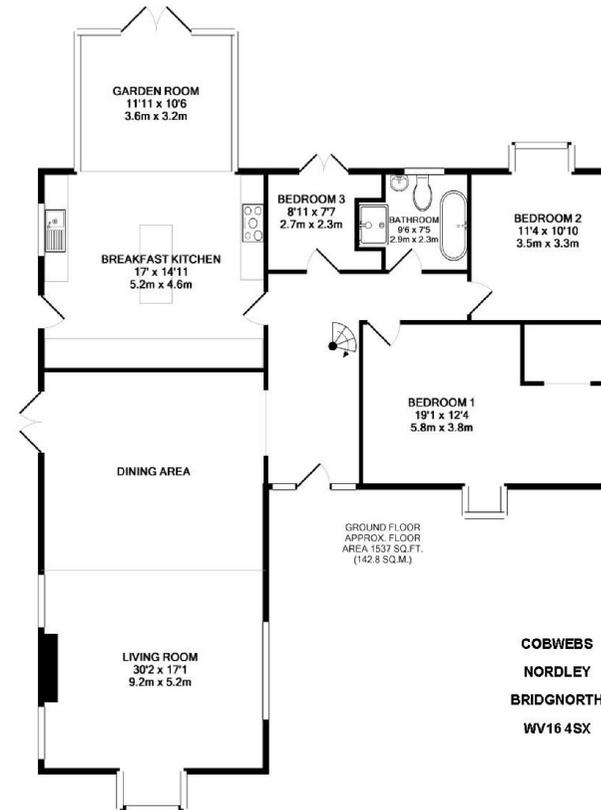
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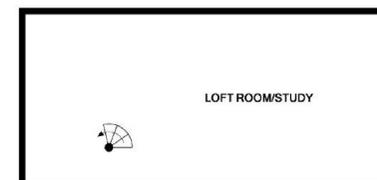


IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



COBWEBS
NORDLEY
BRIDGNORTH
WV16 4SX

TOTAL APPROX. FLOOR AREA 1898 SQ.FT. (176.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)

