

**OPEN
VIEWING**

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SATURDAY 7th MARCH 11am to 1pm**

30 Ludlow Road, High Town, Bridgnorth, WV16 5AF

be
BERRIMAN EATON

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OPEN VIEWING this SATURDAY 7th MARCH between 11am - 1pm.

A large detached residence in this enviable and convenient location with potential as a single family home or with annexe accommodation. In need of some updating, there are large gardens with a tennis court and a potential 'in and out' driveway. The grounds extend to approximately 0.75 of an acre. Telford 14.1 miles - Kidderminster 14.4 miles - Wolverhampton 15.8 miles - Birmingham 27.6 miles - Shrewsbury 19.9 miles - Ludlow 18.6 miles

LOCATION

The historic market town of Bridgnorth offers an extensive selection of facilities including shops, first and secondary schooling, health services, post offices and numerous pubs, cafés and restaurants. There is also a good selection of sports clubs, weekend markets and local attractions such as the Severn Valley Steam Railway, River Severn and the Cliff Railway. This detached house is within walking distance to the towns High Street, countryside walks and near-by public transport routes to local and regional centres.

DESCRIPTION

The property requires some moderate updating but has potential to be re-designed given the large and flexible design of the house. With garages situated at both sides and around 7 bedrooms to the first floor, we believe self contained living accommodation could be achieved for either a dependant relative or as a rental investment. The gardens are extensive with a tennis court in the front garden and potential to make an 'in and out' driveway'.

ACCOMMODATION

Large entrance porch gives way to the entrance hall with cloaks cupboard. Superb LOUNGE with lovely views to the front and beyond, with doors giving access to the pleasant DINING ROOM/ENTERTAINING SPACE with large windows that offer superb views and access to the garden. THE BREAKFAST KITCHEN offers a range of cupboards comprising base and wall units with drawers, built-in dishwasher, cooker and separate two ring hob, oil fired AGA, inset stainless steel sink unit with mixer tap, tiled splash backs and work tops over. PANTRY. A useful side lobby with store and WC., leads to a room which could be utilised for either a FAMILY ROOM/BEDROOM OR STUDY.

The first floor gives way to an 'L' shaped landing and to the one end of the property there are four double bedrooms - all of which have built-in wardrobes. One of the bedrooms has an en-suite shower room being mainly tiled with walk-in shower, wash hand basin and WC., Another of the bedrooms has an en-suite bathroom with bath and shower over, WC and bidet. Most of these bedrooms can be linked by concealed doors making it ideal for family living. To the other side of the property are a further two double bedrooms and one single. Two of the bedrooms have built-in wardrobes - there is also a Shower room with shower cubicle, WC, and wash hand basin.

OUTSIDE

The property is approached via a private road leading off the main Ludlow Road. The long gravel drive leads to the front of the property providing good off road parking and turning space with access to both garages. A mature hedge screens a second driveway. The extensive front garden has a Tarmac surfaced tennis court, large lawned garden area bordered by mature trees and hedges, there are lovely views over Bridgnorth Town.

To the rear of the property is a paved patio area having an established landscaped garden beyond with lawn, shaped borders, mature trees and a variety of inset plants and shrubs. There is also a small greenhouse and vegetable area. There is a useful boiler room with space and plumbing for a washing machine and stainless steel sink unit. A DOUBLE GARAGE with up and over door, light and power stands to the side, with a tandem attached DOUBLE GARAGE.

SERVICES

Mains electricity, water and drainage are connected. The central heating and AGA are oil fired. The sitting room fire is fuelled by Calor gas. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is Freehold. Verification should be obtained from your solicitors.

COUNCIL TAX

Shropshire Council. Council Tax Band: G

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE

DIRECTIONS

From Bridgnorth High Town proceed into Salop Street and take the first turning on the left into Ludlow Road. Proceed for a short distance and just after the slip road on the right hand side take the second private drive and proceed to number 30 (third driveway) as indicated by our For Sale board.

13/15 High Street
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Wolverhampton
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22/23 Whitburn Street
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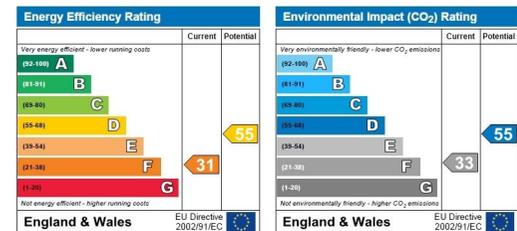
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Offers around
£550,000



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.



**30 LUDLOW ROAD
BRIDGNORTH**

**Approx Overall Floor Area
241.9sq.m 2604sq.ft.
(excluding garages)**

**FOR GENERAL GUIDANCE ONLY
NOT TO SCALE**

