



17 Harley Way, High Town, Bridgnorth, WV16 5PA

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OPEN VIEWING this SATURDAY 18th JULY between 11am - 1pm.

17 Harley Way is a substantial detached residence offering excellent family accommodation to include four reception rooms, five bedrooms and two bath/shower rooms with lawned gardens, driveway and an adjoining garage.

Shrewsbury - 21.7 miles, Ludlow - 18.6 miles. Kidderminster - 14.4 miles, Telford - 13.5 miles, Wolverhampton - 15.8 miles, Stourbridge - 14.9 miles,

LOCATION

The historic market town of Bridgnorth is flanked by the River Severn and divided between High Town and Low Town. The two are connected by the funicular railway. There are many interesting historic buildings and pleasant walkways including the Castle Walk and Gardens. Another notable attraction is the Severn Valley Railway with its historic steam trains. Within the town there are a range of facilities including a diverse selection of shops including antique, gift, grocery, butchers and bakers shops. There are larger supermarkets also on the edge of town. A selection of schools catering for most age groups together with a leisure centre, cricket, rugby and rowing club making this an ideal town for families.

ACCOMMODATION

This beautifully presented modern home is situated on this popular development on the outskirts of town. Making an ideal family home, the centrally heated and double glazed accommodation comprises as follows: Entering via the central HALLWAY with lovely oak hardwood floors which continue through the ground floor except for the kitchen and utility. Within the reception hall is a CLOAKROOM with w.c. Double doors lead to the light and airy FRONT LOUNGE with a bay window and feature open fire. Further double doors separate the rear DINING ROOM with French doors opening in to the garden. A useful further RECEPTION ROOM/FAMILY ROOM is situated to the front of the property, originally the second garage. A further reception room situated to the rear, currently a STUDY with doors to the garden. There is an attractive BREAKFAST KITCHEN with a range of modern units comprising base cupboards and drawers, wall units, built-in dishwasher, inset stainless steel sink unit with mixer tap, two built-in fridges, complementary work tops over, inset ceiling spot lights, two ovens and separate hob. A door leads to the SEPARATE UTILITY with base and wall cupboards, drawer units, stainless steel sink unit with mixer tap, central heating boiler, doors give access to both the garden and utility. A staircase from the hallway, leads to the first floor landing which offers FIVE BEDROOMS - the MASTER BEDROOM has a range of built-in wardrobes together with an EN-SUITE SHOWER ROOM. There are a further FOUR BEDROOMS

together with a FAMILY BATHROOM.

OUTSIDE

Set back off the road behind a tarmac driveway which provides ample off road parking together with a SINGLE GARAGE, along with a lawn foregarden and planted shrub borders. A gated side access leads around to a most pleasant rear garden which has a paved patio area, lawn area beyond with shrub borders and side timber constructed log store and storage area.

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: F

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From our offices proceed onto Salop Street and take the next left onto the Ludlow Road. Take the last turning on the right before the island into Harley Way. Continue to follow around, where number 17 is positioned on the left hand side identified 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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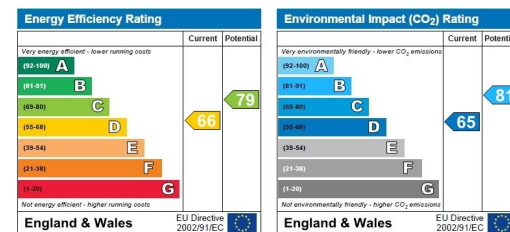
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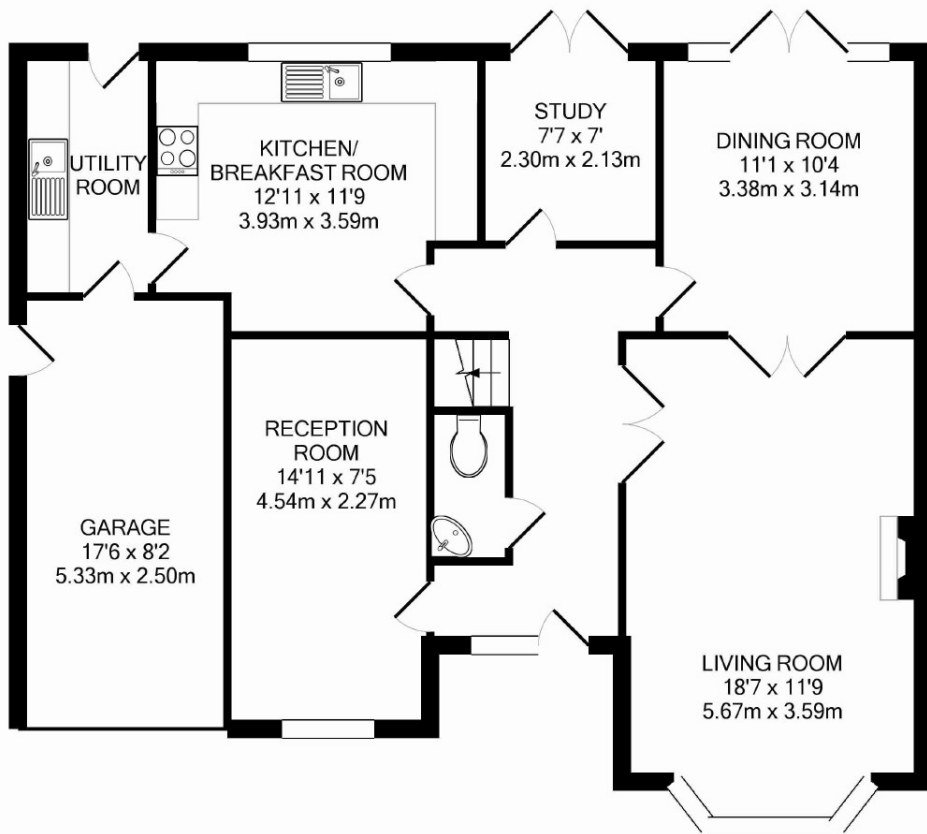
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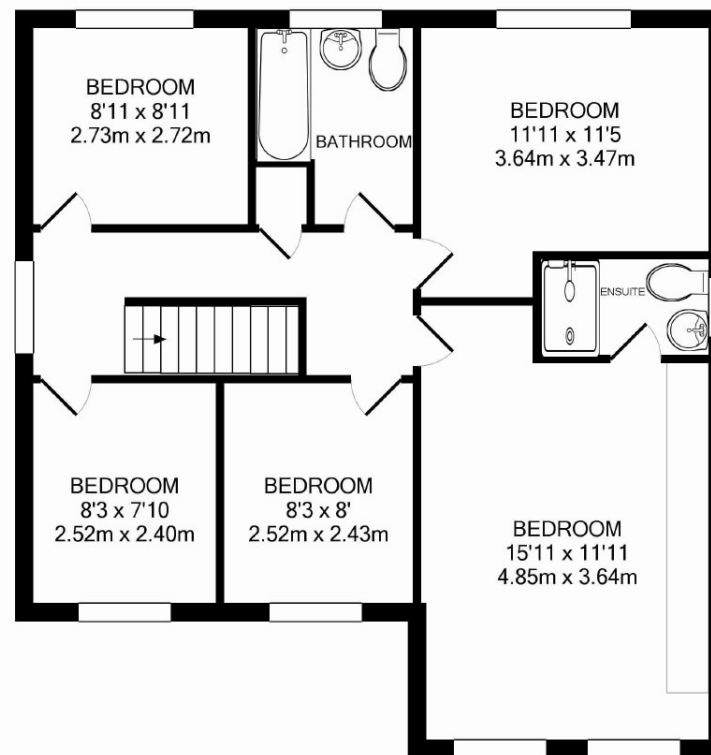
Offers around
£389,000



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.



GROUND FLOOR



1ST FLOOR

17 HARLEY WAY
TOTAL APPROX. FLOOR AREA 1644 SQ.FT. (152.7 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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