



1 The Moat House, Eardington, Bridgnorth, WV16 5LE

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A desirable six bedroom (ORIGINAL SHOW HOME) residence of generous proportions 3156 sq ft, this modern property offers an opportunity to live in a low maintenance, secure, semi-rural setting, yet having a full range of amenities in the near-by historic market town of Bridgnorth.

Bridgnorth - 1.9 miles, Telford - 14.3 miles, Shrewsbury 23.3 miles, Wolverhampton - 16.0 miles, Stourbridge - 16.4 miles, Birmingham - 30.8 miles.
(All distances are approximate).

LOCATION

Within 1.5 miles of the historic market town of Bridgnorth, this quiet Shropshire village is bordered by the River Severn and the vintage Severn Valley Steam Railway. Located just over a mile away is Astbury Golf Course, restaurant and hotel. Fishing, sailing at Chelmarsh, horse riding, walking and cycling along Route 45 are all other nearby activities. Bridgnorth offers a wide variety of schools, shopping, cafes and services, including a hospital.

ACCOMMODATION

An imposing six bedroom residence of generous proportions (3156sq ft) plus having a converted detached double garage and private rear garden. The property also comes with central heating, double glazing and alarm system. Within the gated Moated Manor development only 1.5 miles from Bridgnorth, this modern residence offers an opportunity to live in a low maintenance, secure, semi-rural setting, yet having a full range of amenities in the near-by historic market town of Bridgnorth.

Covering three floors, the six bedroom accommodation includes, four reception rooms, conservatory, modern breakfast kitchen, utility, guest WC and four bathrooms with modern fittings including: UPVC double glazing, LPG central heating metered from a communal tank, high ceilings on the ground floor, various rooms with downlighters, cinema room with projector and surround sound and integrated kitchen appliances.

Constructed by Wimpey homes some thirteen years ago is being offered with no upward chain.

OUTSIDE

To the front of the property the driveway is block paved with parking for a number of cars. Small lawned frontage with paved pathway leading to the front door and porch with box hedged borders. The double garage has been converted to provide an annex or home office,

with a further area in addition to the double garage, having electric heaters and power connected. To the rear is a paved patio and predominantly lawn garden with a brook at the bottom with secure railings and fenced boundaries. Cold water tap located to the rear.

FIXTURES AND FITTINGS:

By separate negotiation.

SERVICES:

All services are mains connected. LPG connected for the hob and central heating via a meter from the communal LPG tank.

Service charge of £400 per annum currently. This covers a gardener for communal areas and service contract for the electric gates. There is an (AGM) Annual General Meeting held for the residents.

COUNCIL TAX:

Shropshire Council. Tax band G.

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

DIRECTIONS:

From Bridgnorth proceed out on B4555 toward Chelmarsh. Proceed along the road for 1.5 miles until reaching Eardington. The Moat House development is on the right hand side identified by our for sale board in the gated development. No 1 is the first house on the left hand side upon entering the development.

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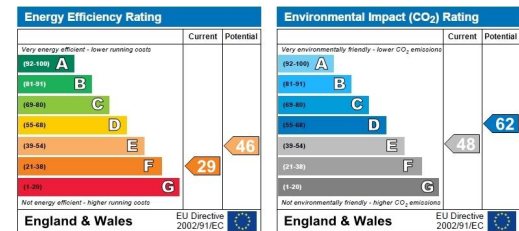
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Offers around
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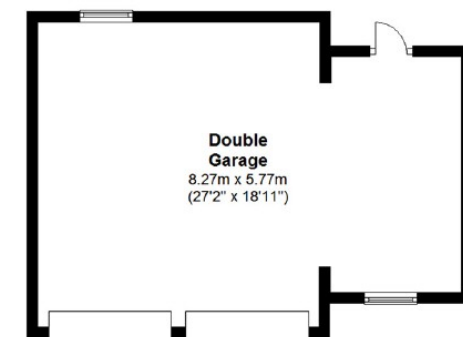
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



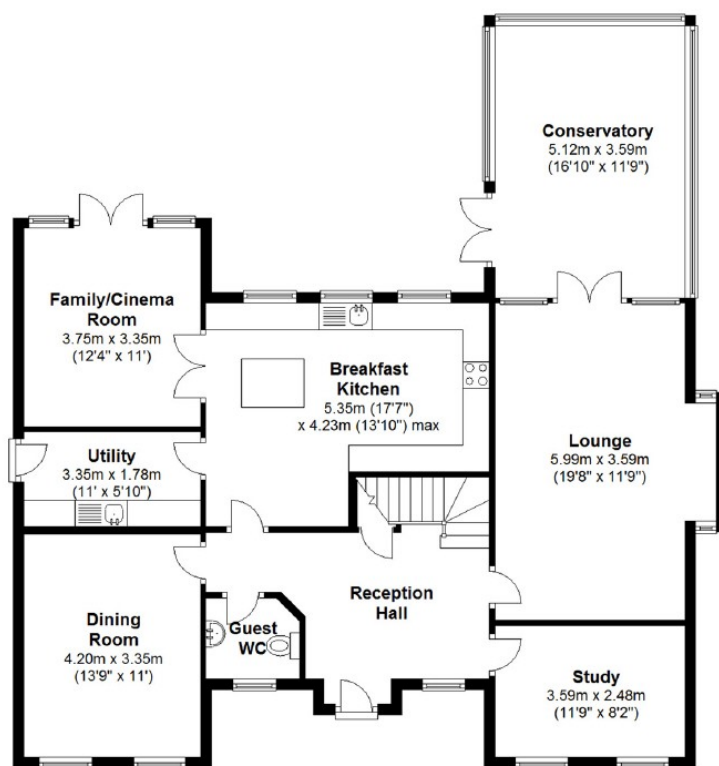
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**Approx Overall Floor Area
293.3sq.m 3156.7sq.ft.
(excluding garages/stores)**

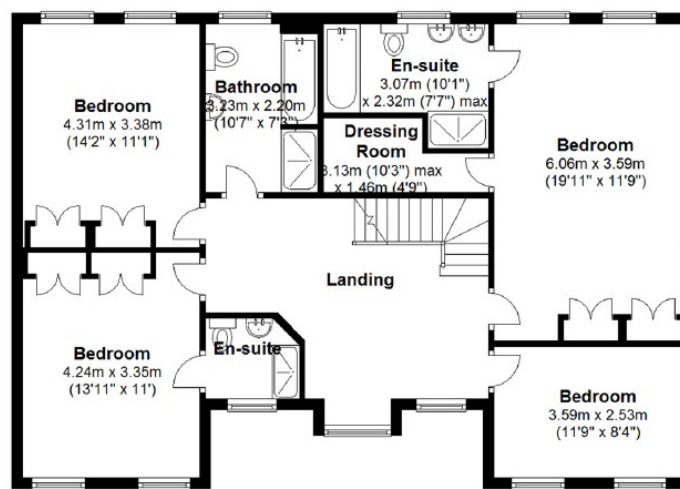
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NOT TO SCALE**



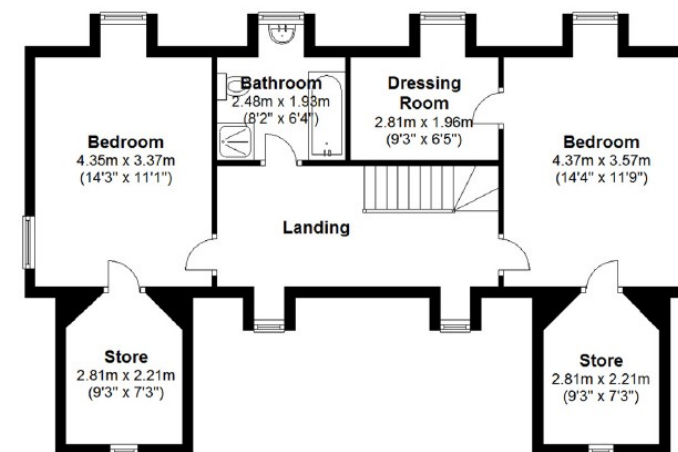
Double Garage



Ground Floor



First Floor



Second Floor

