



Hawthorn View, Hollybush Road, High Town, Bridgnorth, WV16 4AE

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Architecturally designed residence within the town, Hawthorn View is a distinctive contemporary design, boasting elevated views from the glass balconies to the Severn Valley Railway along with excellent proportioned living accommodation over three storeys.

Telford - 12 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Stourbridge - 15 miles, Wolverhampton - 15 miles, Birmingham - 26 miles.
(All distances are approximate).

LOCATION

Hawthorn View is conveniently located within the historic market town of Bridgnorth being able to participate on foot to many of the local attractions such as the Severn Valley Railway and places of interest. The town offers an excellent range of facilities to include a good selection of schooling, healthcare services, shops, restaurants, cafés and pubs. There are local weekend markets, an array of sports facilities and local events throughout the year.

ACCOMMODATION

Nominated for National Build Awards, Hawthorn View was built in 2014 by a reputable local developer, completed to a high specification and contemporary in design with zinc roofing, fascias and guttering along with industrial style full height windows that frame the views complimented by the tiered balconies. Internally there is underfloor heating to the first and second floors along with an integrated vacuum system. Due to its elevated position, there is excellent light and enjoys views across the town.

Steps from the driveway lead to the first floor RECEPTION HALL with tiled flooring and stairs off. There is a large store cupboard with the provision for laundry appliance's along with TWO DOUBLE BEDROOMS both of which have EN-SUITE FACILITES along with floor to ceiling windows offering views to the front aspect, one of which is complimented by sliding doors opening out onto an elevated glass balcony.

From the hall stairs rise to a spacious SECOND FLOOR LANDING where there is a GUEST CLOAKROOM and an impressive 27ft OPEN PLAN LOUNGE/DINING AREA with the main feature being the full height windows and doors opening out on to the glass balcony enjoying views across the town. A central feature gas fire provides a focal point between the two areas. The BREAKFAST KITCHEN is fitted with a range of high gloss Grey units along with integrated appliances to include an oven, grill, microwave, wine cooler, five ring gas hob and dishwasher. Doors lead out on the paved patio terrace positioned to the side.

From the landing stairs lead to the SECOND FLOOR with galleried landing area and door leading to the MASTER BEDROOM SUITE also benefitting from an EN-SUITE BATHROOM. A door from the bedroom

gives easy walk through access to a LARGE ATTIC SPACE.

OUTSIDE

Approached via a sweeping tarmac driveway, there is ample space for parking along with a carport having lights and power connected along with an adjoining store. The client has made provision for a lift if required from the carport to the first floor patio terrace.

Steps from the driveway lead around to the main front entrance. Glass balconies are accessed from both the first and second floors. A large paved terrace leads off the kitchen enjoying a private aspect with elevated views to the front aspect.

FIXTURES AND FITTINGS:

NO UPWARD CHAIN. Items currently in the property are available for sale by separate negotiation.

SERVICES:

We are advised by our client that all main services are connected. Verification should be obtained by your Solicitor.

TENURE:

We are advised that the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX:

Shropshire Council. Tax Band: G.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

From Bridgnorth High Street, proceed past the Town Hall and bear right into Listley Street past the Library. At the mini island turn left onto Hollybush Road and continue over the pedestrian crossing where the entrance to Hawthorn View is located on the left hand side just after the terraced cottages.

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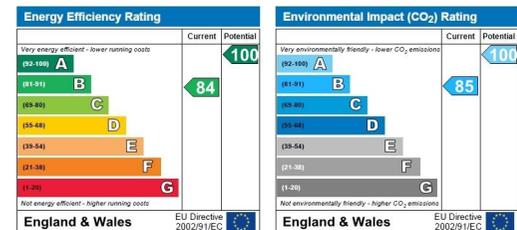
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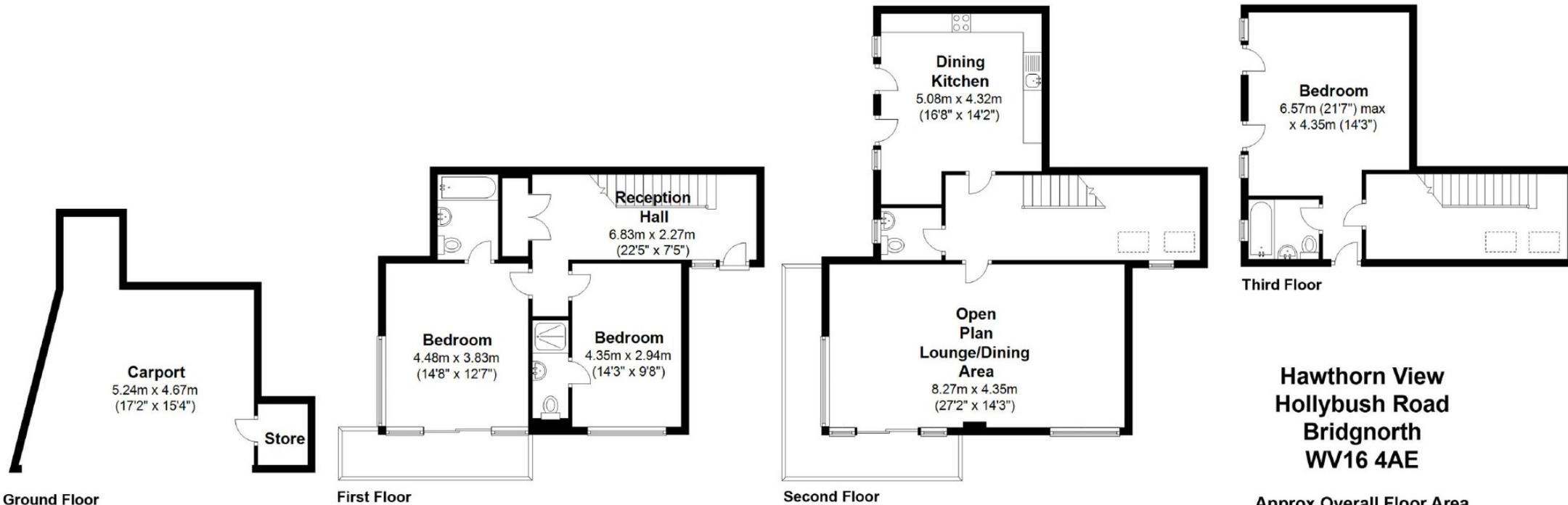
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers around
£650,000



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.



**Hawthorn View
Hollybush Road
Bridgnorth
WV16 4AE**

**Approx Overall Floor Area
TOTAL: 165.8sq.m. 1784.2sq.ft.
(excluding carport)**

**FOR GENERAL GUIDANCE ONLY
NOT TO SCALE**





