



11 St James Drive, Bridgnorth, WV15 6BN



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With views to the rear across the Severn Valley, 11 St James Drive is located within a quiet cul-de-sac offering three bedroom accommodation being within easy reach of the towns amenities.

Telford - 12 miles, Kidderminster - 13 miles, Shrewsbury - 21 miles, Wolverhampton - 14 miles, Stourbridge - 14 miles, Birmingham - 26 miles.
(All distances are approximate).

LOCATION

11 St James Drive is a three bedroom property which has undergone internal modernisation and is located in this popular spot within easy access to all local amenities and Riverside walks. The historic market town of Bridgnorth offers an extensive selection of facilities including shops, primary 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 Railway, River Severn and the Cliff Railway.

ACCOMMODATION

Entering into the porch leading through into the hallway where there is a useful cloakroom with WC. The superb open plan dining kitchen provides a great space with a range of modern units, inset ceramic sink and drainer along with integrated appliances to include a fridge, freezer, washing machine and dishwasher together with a microwave, a built-in electric oven and a separate gas hob with extractor over. A glass sliding door separates the lounge which benefits from two sets of patio doors providing a stunning outlook over Bridgnorth and the Severn Valley.

Stairs from the entrance hall rise to the first floor landing leading to two double bedrooms and a good sized third bedroom. A spacious family bathroom provides a bath with shower attachment over, a separate shower cubicle together with a wash hand basin, WC and storage cupboard.

OUTSIDE

The front of the property is set back from the roadside behind a pretty foregarden and driveway. There is a side garage with a remote control roller shutter door to the front and a pedestrian doorway from the rear garden. The garden offers large raised decked

terrace with a remote control sunshade which provides a great entertaining space to enjoy the lovely views across High Town and the Severn Valley Railway. There is a private seating area behind the garage. Steps from the terrace lead down to a further garden area which has been laid with an artificial lawn for ease of maintenance along with mature shaped borders and gravelled 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: C.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

From Low Town, proceed over the bridge into 'Mill Street' and follow the one way system to the island. Take the third exit passing the petrol station on your left. Continue onto Hospital Street where the turning to St James is located on the left hand side before the island. Number 11 can be found a short distance along on the left hand side.

13/15 High Street
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Wolverhampton
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01902 747744

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22/23 Whitburn Street
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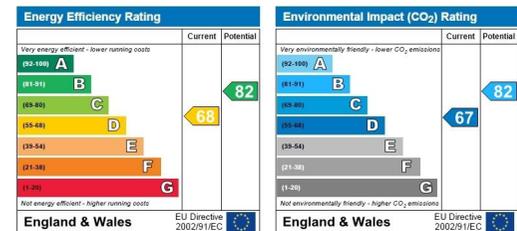
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High Street
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WV5 9DP
01902 326366

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www.berrimaneaton.co.uk

Offers around
£240,000



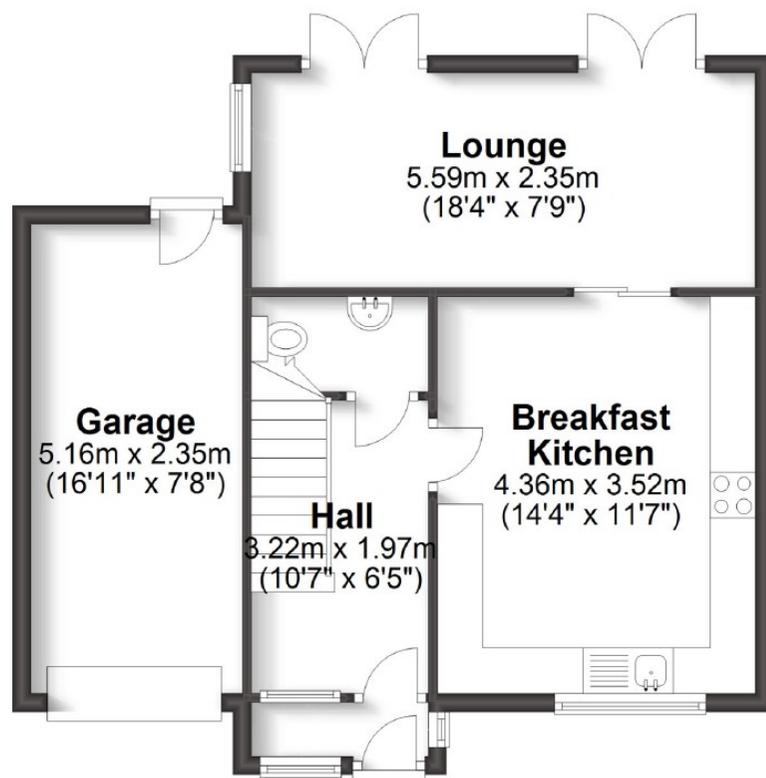
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



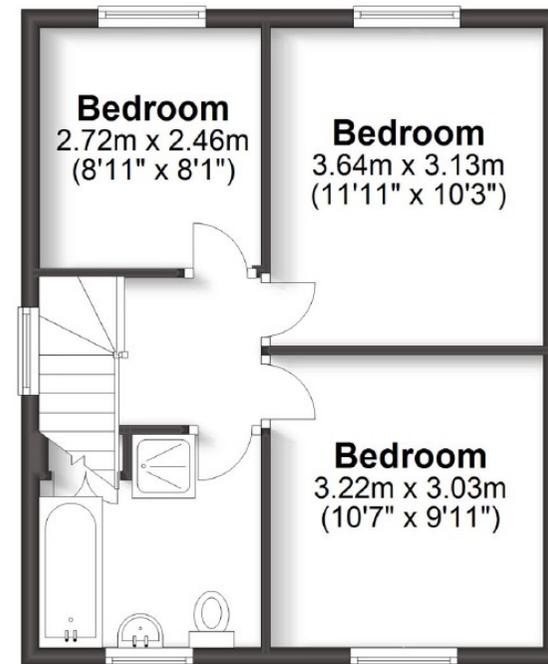
**11 St James Drive
Bridgnorth
WV15 6BN**

Approx Overall Floor Area
 HOUSE: 77.8sq.m. 837.0sq.ft.
 GARAGE: 12.4sq.m. 133.2sq.ft.
TOTAL: 90.2sq.m. 970.2sq.ft.

FOR GENERAL GUIDANCE ONLY
 NOT TO SCALE



Ground Floor



First Floor

