



The Tynning Westgate Drive, Bridgnorth, Shropshire, WV16 4QF

BERRIMAN
EATON

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Offering great potential, The Tyning is a spacious detached family home with good parking and privacy, situated in this desirable High Town location being within walking distance to amenities. NO UPWARD CHAIN. Much Wenlock - 7.8 miles, Ironbridge - 9 miles, Ludlow - 19.6 miles, Telford - 13.7 miles, Shrewsbury - 20.8 miles, Kidderminster - 14.7 miles, Wolverhampton - 15.2 miles, Birmingham - 30 miles. (All distances are approximate).

LOCATION

Positioned in this quiet, sought after cul-de-sac location of Bridgnorth, the house is conveniently within a short walking distance to the Town's bustling High Street. Bridgnorth offers a wide selection of shops, eateries and pubs, health care services, hospital and a whole array of sports facilities, clubs and schools for all ages. Within easy reach are also places of interest such as the Severn Valley steam Railway, funicular railway, castle ruins and weekend farmers markets. The town offers a thriving community holding many events throughout the year along with an art deco cinema and theatre.

ACCOMMODATION

Enjoying a long frontage from the cul-de-sac, steps lead up from the drive to the front terrace with door opening into; ENTRANCE HALL with stairs rising to the first floor and a GUEST WC. The LIVING/DINING ROOM is open plan enjoying a dual aspect with patio doors opening out onto the front elevated balcony. The KITCHEN is fitted with base and wall units with work tops over and includes a built in oven/grill, fridge, gas hob and provision for a washing machine. A window and back door opening out to the rear gardens. Off the kitchen is a SITTING ROOM/STUDY with a window looking out to the garden. There is a GROUND FLOOR DOUBLE BEDROOM with fitted wardrobes and an EN-SUITE BATHROOM.

Stairs from the hall rise to the FIRST FLOOR LANDING with THREE DOUBLE BEDROOMS, two of which have access to eaves storage. There is a FAMILY BATHROOM comprising a bath and wash hand basin along with a separate WC.

OUTSIDE

The Tyning is set back behind a large tarmac driveway offering excellent parking with a raised planted fore garden and a LARGE DOUBLE GARAGE having a remote control roller shutter door, storage cupboards, lights and power points. A pedestrian door to the rear gives access to the garden with an adjoining GARDENERS WC.

Steps from the drive lead up to small patio terrace leading to the front entrance. Side access leads around to the rear garden, laid to lawn with a patio seating area enjoying a private and peaceful aspect.

SERVICES:

We are advised by our client that all main services are installed. Verification should be obtained from your surveyor.

COUNCIL TAX:

Shropshire Council
Tax Band: F
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

From our offices proceed to the High Street and turn left through the Northgate. At the mini island turn left passing the hospital and Sainsburys on your right hand side. At the next island turn right and continue straight on into Salop Street. Take the second turning on your right into Westgate Drive where The Tyning can be found along on the right hand side.

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Offers Around
£580,000

EPC: E

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.



THE TYNING
WESTGATE DRIVE, BRIDGNORTH

HOUSE: 152.5sq.m. 1641.1sq.ft.
GARAGE: 49.6sq.m. 534.3sq.ft.
TOTAL: 202.1sq.m. 2,175.4sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



