



BERRIMAN  
EATON  
FOR SALE  
01746 766499

27 Castlefields, Bridgnorth, Shropshire, WV16 5DH

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EATON

## 27 Castlefields, Bridgnorth, Shropshire, WV16 5DH

A greatly improved and extended four bedroom family home located in this prime residential area of High Town within walking distance to Castlefields Primary School. Much Wenlock - 8.2 miles, Telford - 14 miles, Shrewsbury - 22 miles, Kidderminster - 14.9 miles. Wolverhampton - 15.6 miles, Ludlow - 19.8 miles, Birmingham - 34 miles. (All distances are approximate).

### LOCATION

The historic market town of Bridgnorth on the River Severn makes a very desirable location to live. Castlefields is particularly sought after in the High Town area being within walking distance to the bustling High Street and its amenities. The Primary school of Castlefields is just a stones throw away. There are many places of interest and historical buildings with pleasant walkways including the Castle Walk and Gardens, funicular Railway and the Severn Valley Railway with its historic steam trains and themed events held throughout the year.

Within the town there are a range of facilities including a diverse selection of shops, pubs, cafes and restaurants along with an art deco cinema and theatre on the steps. The town also offers a selection of primary and secondary schooling, healthcare services and a hospital.

### ACCOMMODATION

27 Castlefields has been extended and updated by the current owners offering four bedroom accommodation with the principal bedroom having an en-suite shower room. To the ground floor there are two good reception rooms, fitted breakfast kitchen with a useful store room and guest WC. The property is double glazed with gas central heating and electric underfloor heating to the kitchen and guest WC.

Entering into an ENCLOSED PORCH, double doors open through into the RECEPTION HALL with stairs off to the first floor and a door to; LOUNGE with an inset gas fire and a window to the front elevation. Extending off the lounge is a SITTING AREA and DINING ROOM with two sets of patio doors opening out to the garden. The BREAKFAST KITCHEN, with underfloor heating is fitted with a range of modern units and breakfast bar along with built in appliances to include a fridge, freezer, dishwasher and washing machine. French doors open out to the garden. There is a ground floor WC with underfloor heating and a useful store room with a door to the front, offering potential for a separate utility room.

From the hall stairs rise to the FIRST FLOOR LANDING with access to the loft space. The PRINCIPAL BEDROOM overlooks the front elevation with a range of fitted wardrobes and an EN-SUITE SHOWER ROOM. The guest DOUBLE BEDROOM enjoys views to the rear and a double built in wardrobe. There are a further TWO BEDROOMS and a FAMILY BATHROOM.

### OUTSIDE

The property stands well back from the road behind a large block paved driveway providing extensive parking and lawned fore garden. To the rear, the garden enjoys a pleasant aspect, with a patio terrace leading to a lawned garden with planted borders enclosed by a fence boundary.

### 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: D.

### VIEWING ARRANGEMENTS:

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

### DIRECTIONS:

Proceed out of town via Salop Street. Take the next left onto the Ludlow Road (B4364) and then left again taking you into Conduit Lane. Continue on Conduit Lane taking the third left into Castlefields where number 27 can be found towards the end of the cul-de-sac on the left hand side.

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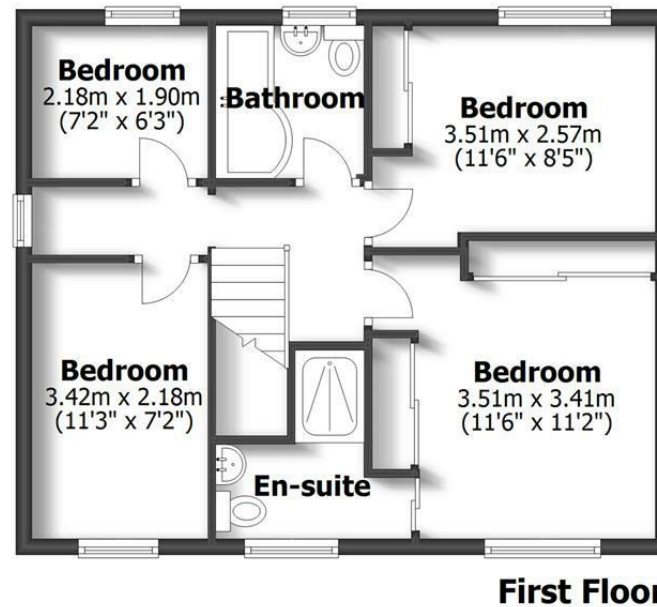
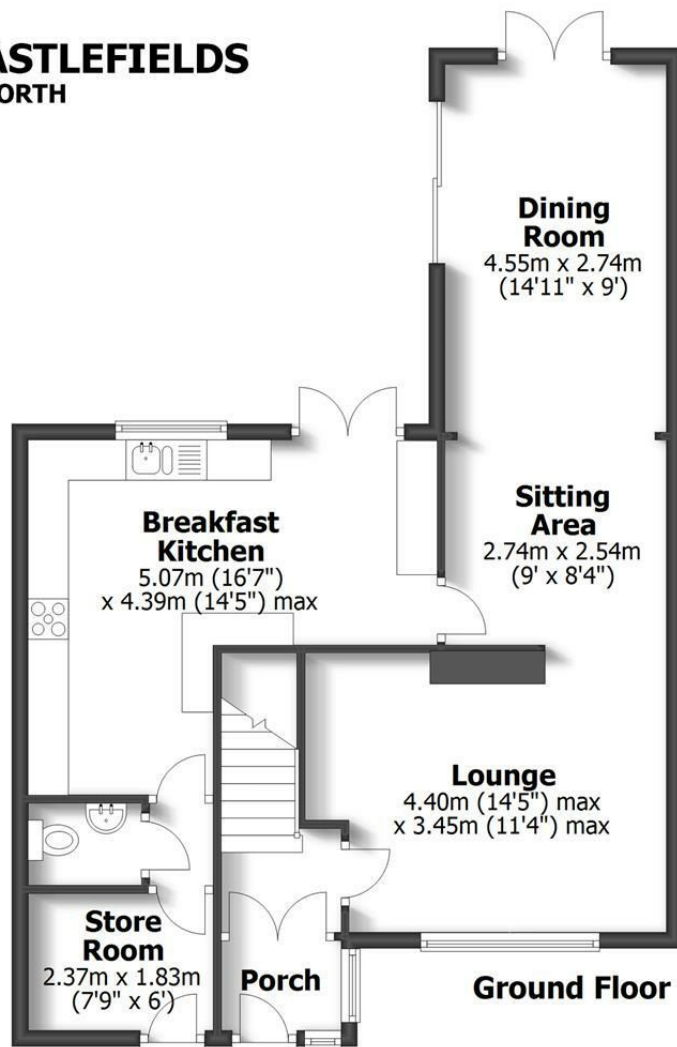
Offers Around  
£385,000

EPC: D

**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.



**27 CASTLEFIELDS  
BRIDGNORTH**



**TOTAL: 114.9sq.m, 1,236.7sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

