



17 Orchard Square, Highley, Bridgnorth, Shropshire, WV16 6JJ

**BERRIMAN**  
**EATON**

## 17 Orchard Square, Highley, Bridgnorth, Shropshire, WV16 6JJ

A spacious modern home - ideal for first time buyers or a buy to let. This is a cul-de-sac location within walking distance to the village amenities and sports facilities. NO UPWARD CHAIN. Bridgnorth - 7.6 miles, Kidderminster - 11 miles, Telford - 20.2, Shrewsbury - 29.1 miles, Ludlow - 18.7 miles, Birmingham - 29.8 miles. (All distances are approximate).

### LOCATION

Highley is an old mining village approximately 7 miles south east of the market town of Bridgnorth. The village offers a good selection of amenities to include shops, butchers/farm shop and a chemist, along with a selection of pubs, primary school and the ever popular Severn Centre which has health and leisure facilities including a swimming pool. Nearby is the Severn Valley Country Park over the footbridge and the famous Severn Valley Railway with a station located on the riverside along with the Engine House, Visitor and Education Centre.

### ACCOMMODATION

This centrally heated, double glazed home has recently been re-decorated and provides good accommodation. Entering into the enclosed courtyard setting with designated parking spaces, the property is entered from the front door into a HALL with GUEST CLOAKROOM and stairs to the first floor. There is an LARGE OPEN PLAN LIVING DINING AREA with patio doors onto the small garden, a fireplace and access to the FITTED KITCHEN. This has fitted units over looking the front, with plumbing for a washing machine, integrated oven, gas hob and extractor hood.

On the first floor there is a LANDING with an AIRING CUPBOARD with access to THREE BEDROOMS, BEDROOM 1 having an EN-SUITE SHOWER ROOM. The BATHROOM comprises of a bath with shower attachment, wash hand basin and WC.

### OUTSIDE

In the courtyard there is a single parking space. At the rear of the house, there is a small, but private enclosed garden with patio doors into the lounge.

### COUNCIL TAX:

Shropshire Council.  
Council Tax Band: B.  
[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

### SERVICES:

We are advised by our client that 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 from your solicitor.

### FIXTURES AND FITTINGS:

By separate negotiation.

### VIEWING ARRANGEMENTS:

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

### DIRECTIONS:

From Bridgnorth proceed towards Highley on the B4555, passing through Eardington and Highley. Continue for approximately 7 miles entering the village of Highley. Continue towards the village centre and turn right into Cockshutt Lane where the courtyard entrance to Orchard Square can be found on the right hand side.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

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#### Wombourne Office

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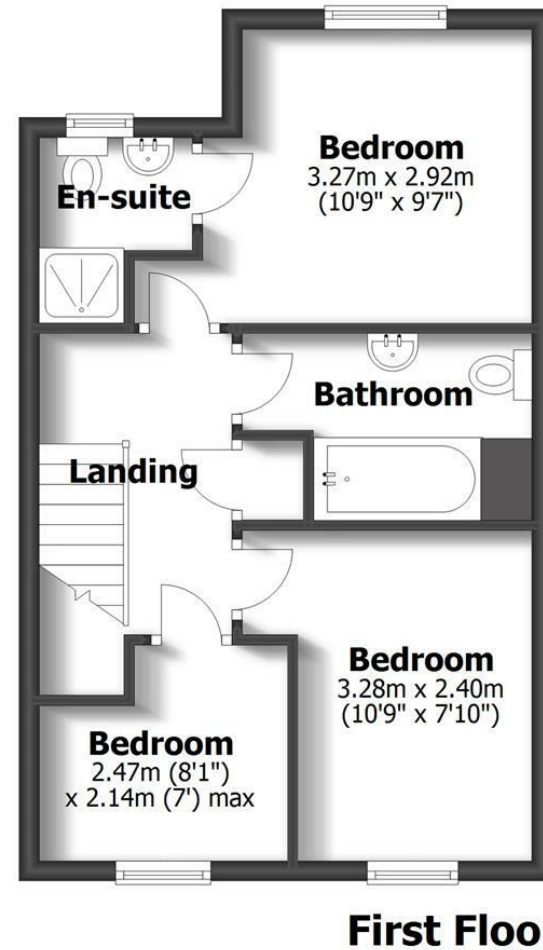
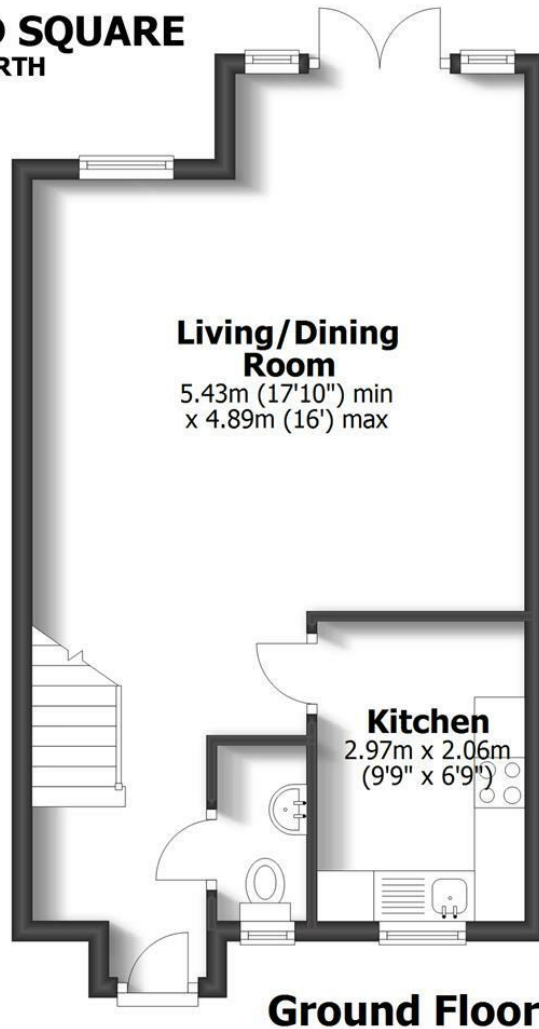
Offers Around  
£149,950

EPC: C

**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.



**17 ORCHARD SQUARE**  
HIGHLEY, BRIDGNORTH



**TOTAL: 77.7sq.m. 836.0sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

