



36 Bridge Road, Alveley, Bridgnorth, Shropshire, WV15 6JU

BERRIMAN
EATON

36 Bridge Road, Alveley, Bridgnorth, Shropshire, WV15 6JU

A modern three bedroom detached family home well positioned within this popular Shropshire village location being within walking distance to the local amenities and primary school nearby.

Kidderminster - 7.6 miles, Bridgnorth - 8.3 miles, Telford - 19.2 miles, Wolverhampton - 15.8 miles, Shrewsbury - 28.1 miles, Birmingham - 23.9 miles.
(All distances are approximate).

LOCATION

The village of Alveley is located in-between Bridgnorth and Kidderminster just off the A442 and offers a local convenience store, popular pubs, a primary school and recreation ground with children's play area, a part time post office and former chapel which has been converted to a cafe. The village also has a tennis club, cricket club and a variety of other active community and social groups. Of particular note is the Severn Valley Country Park, with its own cafe, which is on the outskirts of the village and sits alongside the River Severn and the Severn Valley Railway (with halt station) and connects a number of cycling and walking routes.

ACCOMMODATION

On entering the property, the front door opens into the reception hall with stairs off to the first floor with under stairs storage. Double doors open into the lounge with a bow window to the front elevation and a feature fireplace with electric fire. The open plan dining kitchen is fitted with modern units to include a matching range of base and wall cupboards, drawers, work tops above with a breakfast bar along with an integrated appliances to include an oven, gas hob, dishwasher and fridge. Leading off the kitchen is a utility room with the provision for a washing machine and wall mounted central heating boiler. There is further cupboard space, a sink unit and a guest cloakroom/WC. There is a back door to the garden with a further door opening into a useful store room with integral access into the front store which was originally the garage.

From the hall stairs rise to the first floor landing where there is a window to the side elevation, access to the loft space and an airing cupboard. The master bedroom overlooks the front elevation with fitted mirrored wardrobes. There is a further double bedroom and single third bedroom along with the family bathroom comprising a white suite to include a WC, wash hand basin and panelled bath with shower over.

OUTSIDE

The property sits behind a driveway providing good off road parking to the front and gated side access. The rear garden enjoys a large elevated decked terrace with views and steps to the side lead down to a lawned garden. The garden does extend just beyond the lawned area down to the brook, which is currently fenced. Within the garden there is a large timber shed and further storage under the decking.

SERVICES:

We are informed by our clients that mains water, electricity, gas and drainage are connected. Verification should be obtained from your surveyor.

COUNCIL TAX:

Shropshire Council.
Tax Band: D.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

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Worcestershire Office

01562 546969

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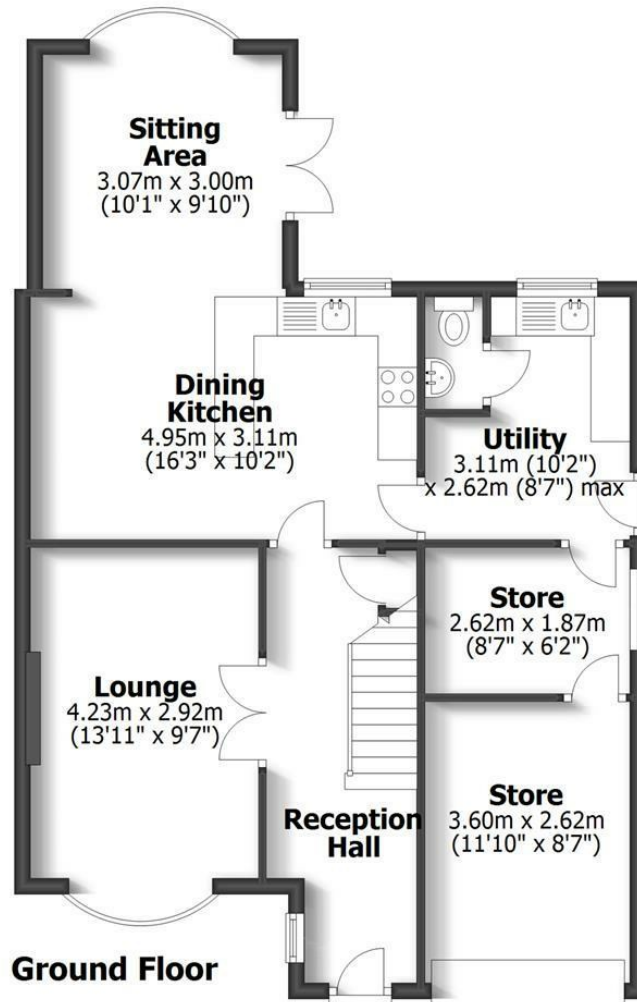
Offers Around
£330,000

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.



36 BRIDGE ROAD
ALVELEY, BRIDGNORTH



HOUSE: 94.2sq.m. 1,014.3sq.ft.
STORES (originally the garage): 14.6sq.m. 157.1sq.ft.
TOTAL: 108.8sq.m. 1,171.4sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

