



The Stable, 46 Ludlow Road, Bridgnorth, Shropshire, WV16 5AF

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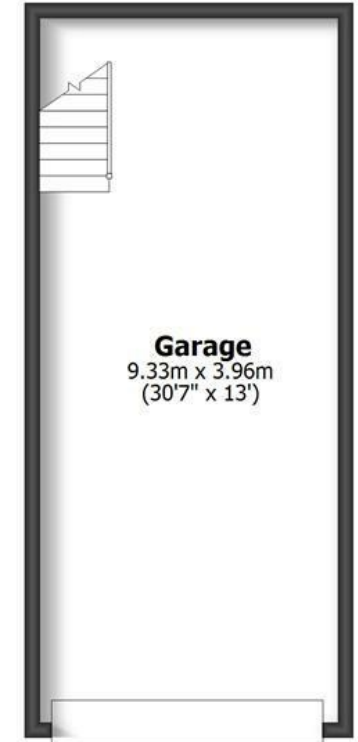
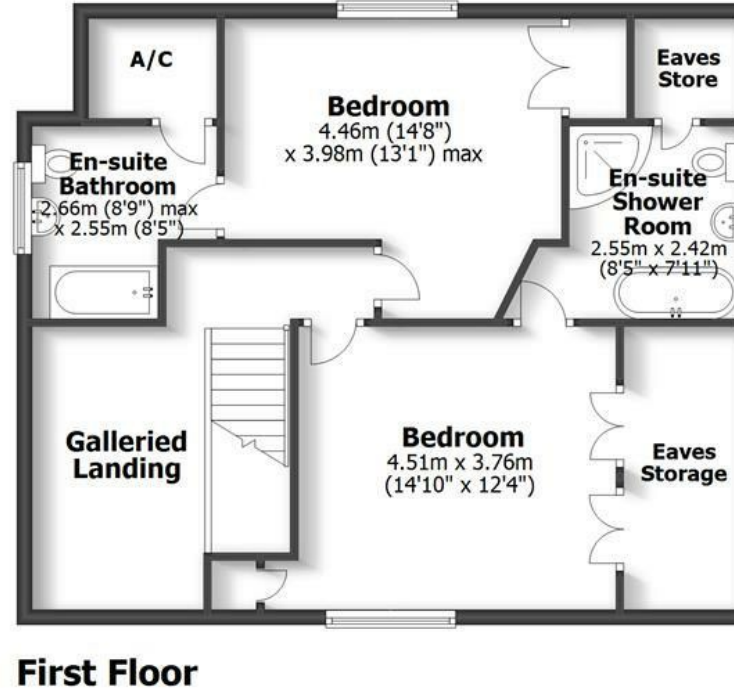
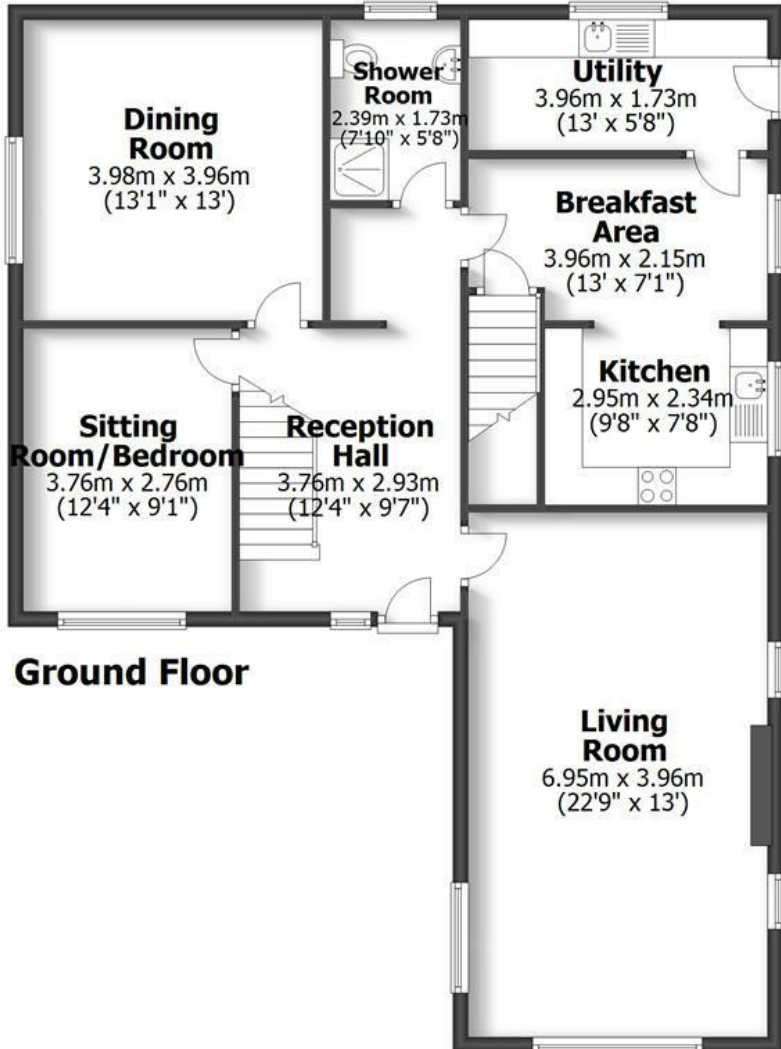
The Stable, 46 Ludlow Road, Bridgnorth, Shropshire, WV16 5AF

With views across Town and beyond, this elevated and imposing house is within walking distance to the High Street, set back off the Ludlow Road behind a large frontage with driveway, gardens and an adjoining tandem garage.

Telford - 13 miles, Wolverhampton - 15 miles, Kidderminster - 14 miles, Much Wenlock - 8 miles, Shrewsbury - 20 miles, Birmingham - 32 miles.
(All distances are approximate).

THE STABLE
46 LUDLOW ROAD, BRIDGNORTH

HOUSE: 171.8sq.m. 1,849sq.ft.
GARAGE: 36.9sq.m. 397.2sq.ft.
TOTAL: 208.7sq.m. 2,246.2sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Positioned in this sought after location of Bridgnorth, the house is conveniently located within walking distance to the Town's High Street. Bridgnorth offers a wide selection of shops, eateries and pubs, healthcare services and a whole array of sports facilities, clubs and schools for all ages. The historic market town is also home to places of interest such as the Severn Valley Railway, funicular railway, castle ruins and weekend farmers markets. The town offers a thriving community holding many events throughout the year.

ACCOMMODATION

The Stables is a spacious, modern home, impeccably maintained with versatile living accommodation that can be adapted for ones individual needs given the large ground floor layout. Having UPVC Double glazing and central heating, it presently comprises: a large RECEPTION HALL welcomes you in from the front. Stairs rise off to the first floor with doors leading into; A LARGE LIVING ROOM boasting views from the dual aspect windows along with a feature gas fire set within a surround. The BREAKFAST KITCHEN is fitted with a range of matching units having tiled floor along with an integrated oven/grill, ceramic hob and dishwasher. Leading off the kitchen is a SEPERATE UTILITY ROOM having a door to the side. An internal door from the kitchen gives access down steps to the large garage beneath. From the reception hall there is a DINING ROOM, SITTING ROOM/BEDROOM and a SHOWER ROOM.

Stairs from the hall rise to the FIRST FLOOR LANDING, which provides an ideal home study area. The PRINCIPAL BEDROOM is a large double bedroom with a window enjoying elevated views of Bridgnorth town along with eaves storage and an EN-SUITE BATHROOM comprising a WC, wash hand basin, corner shower, bath, heated towel rail and a useful storage cupboard. a DOUBLE GUEST BEDROOM has built in double wardrobes and an EN-SUITE BATHROOM fitted with a suite to include a WC, wash hand basin and a bath with a large walk-in airing cupboard.

OUTSIDE

The large gardens have been beautifully landscaped and maintained enjoying a large, colourful selection of mature planting. A large block paved driveway with gates leads up to the property with access to the DOUBLE TANDEM GARAGE having an electric up/over door to the front with an internal staircase rising to the kitchen. Lawned gardens extend to the side with planted borders and steps leading up to the front entrance. The rear garden has been landscaped creating raised vegetable beds, with well stocked borders along with a lawned garden and a wonderful outdoor covered dining/seating area to enjoy a most private, sunny position.

SERVICES:

We have been advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. (Gas is available from the road). 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:

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

VIEWING ARRANGEMENTS:

Viewings 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) where number 46 can be found along on the right hand side before the traffic lights.

Offers Around £565,000

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.







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