



17 Bridgeman Court, Weston-Under-Lizard, Shifnal, TF11 8QH

BERRIMAN
EATON

17 Bridgeman Court, Weston-Under-Lizard, Shifnal, TF11 8QH

A charming mews cottage forming part of a highly regarded and much sought after development standing in a particularly convenient and easily accessible location.

LOCATION

The property stands in a fine position in a highly regarded and much sought after modern development which is located close to the A5 in the small hamlet of Weston-under-Lizard. A full range of local facilities and amenities are available within the market town of Newport and Shifnal and the centre of Albrighton Village which also benefits from local rail services.

DESCRIPTION

17 Bridgeman Court is a well-proportioned and deceptively spacious mews cottage which is tastefully appointed throughout having a recently refitted kitchen, quality bathroom suites and rooms of generous proportions. There is a superb main living room which provides ample space for both lounge and dining areas together with an additional sitting room. To the first floor are three good size bedrooms, an en-suite shower room and a house bathroom and the property further benefits from a delightful rear garden, allocated parking and a garage.

ACCOMMODATION

A composite door opens into the KITCHEN comprising a comprehensive range of wall and base units with fitted marble worktops and splash back. There is a range of integrated appliances including an electric double oven, four ring induction hob with extractor above, fridge, freezer and a dishwasher, luxury vinyl tile flooring, integrated ceiling downlighters, a door to the rear and a double glazed window to the front and rear. A further door leads into the INNER HALL having a GUEST CLOAKROOM with WC and hand basin with cupboard below. There is a SITTING ROOM with a double glazed window to the rear. The LIVING/DINING ROOM with an Inglenook style recessed feature fireplace with brick chimney piece and gas fired coal effect stove, picture rail, wiring for multiple wall lights, picture rail, a large understairs storage cupboard, double glazed windows to the rear and double glazed French doors open onto the rear patio.

Stairs rise to the first floor LANDING having a large storage cupboard. The PRINCIPAL SUITE comprises a double room with picture rail, newly fitted wardrobes into recess, double glazed window to the front and a well-appointed ENSUITE with a tiled shower cubicle, WC, hand basin, and a double glazed window to the rear. BEDROOM TWO is a double room with a range of newly fitted wardrobes with shelving and double glazed windows to the front. BEDROOM THREE is also a double room with double glazed window to the rear. The BATHROOM has a well appointed suite of panelled bath with shower, WC, hand basin, tiled walls and a double glazed window to the rear.

OUTSIDE

The property stands in a corner position within the mews with a block paved driveway providing allocated parking for two cars and there is a GARAGE with remote control elevation door, electric light and power and a wall mounted gas boiler. The delightful REAR GARDEN is predominantly hard landscaped with a paved patio leading to the courtyard style garden which is part walled with a block-paved base with central octagonal paved terrace, side gate, raised planted beds. The garden extends around the side of the house to a gravelled area providing further external space, external power point and lighting.

PLEASE NOTE

Whilst the property is Freehold, the garage is held on a long lease (for an original term of 999 years) at a peppercorn rent.

We are informed by the Vendors that all mains water, electricity and drainage are connected, and the central heating is fired via an LPG system.

COUNCIL TAX BAND E – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

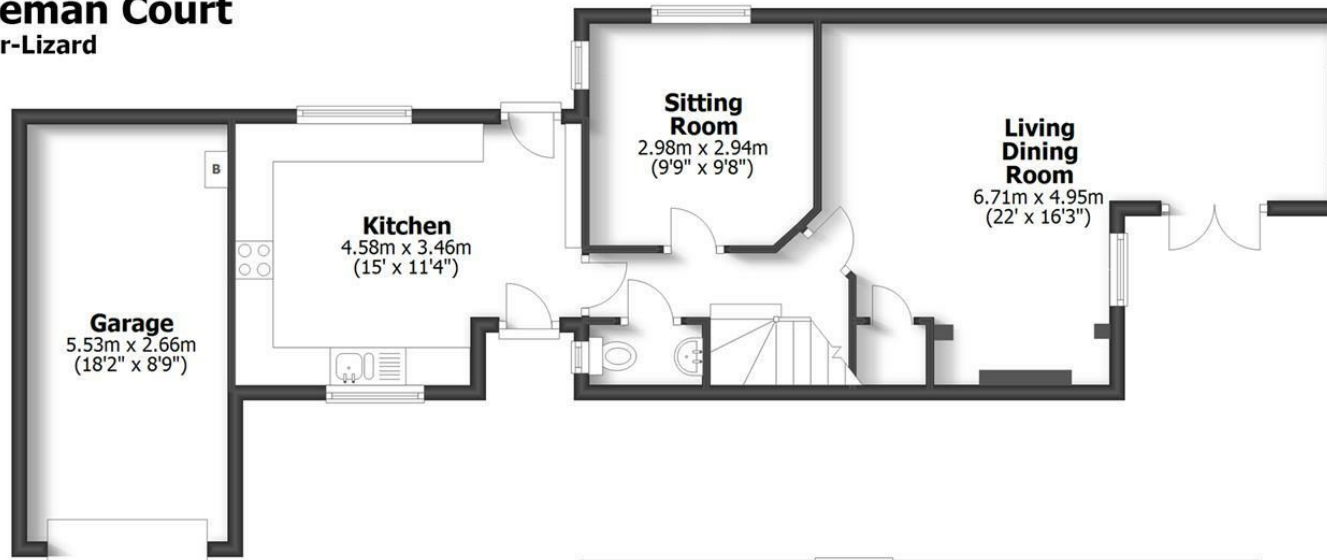
Offers Around
£345,000

EPC: F

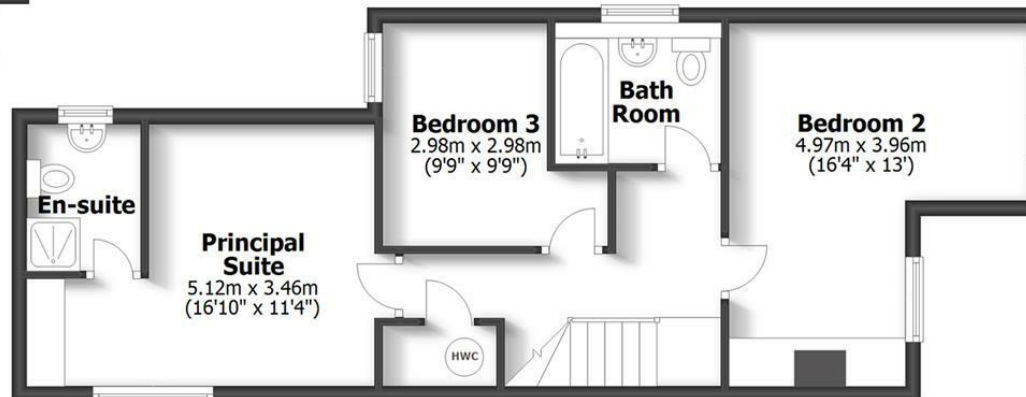
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



17 Bridgeman Court
Weston-Under-Lizard



Ground Floor



First Floor

HOUSE: 107.9sq.m. 1161sq.ft.
GARAGE: 14.7sq.m. 158sq.ft.
TOTAL: 122.6sq.m. 1319sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

