



10 Washbrook Road, Bridgnorth, Shropshire, WV15 6BH

BERRIMAN
EATON





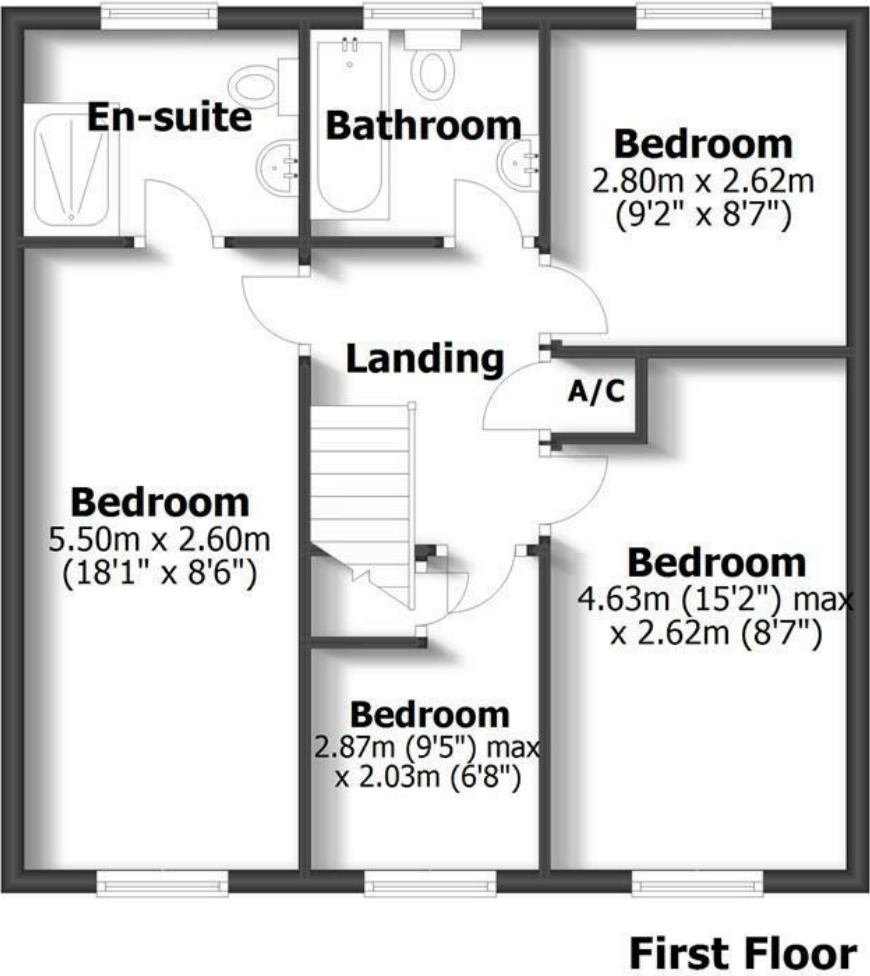
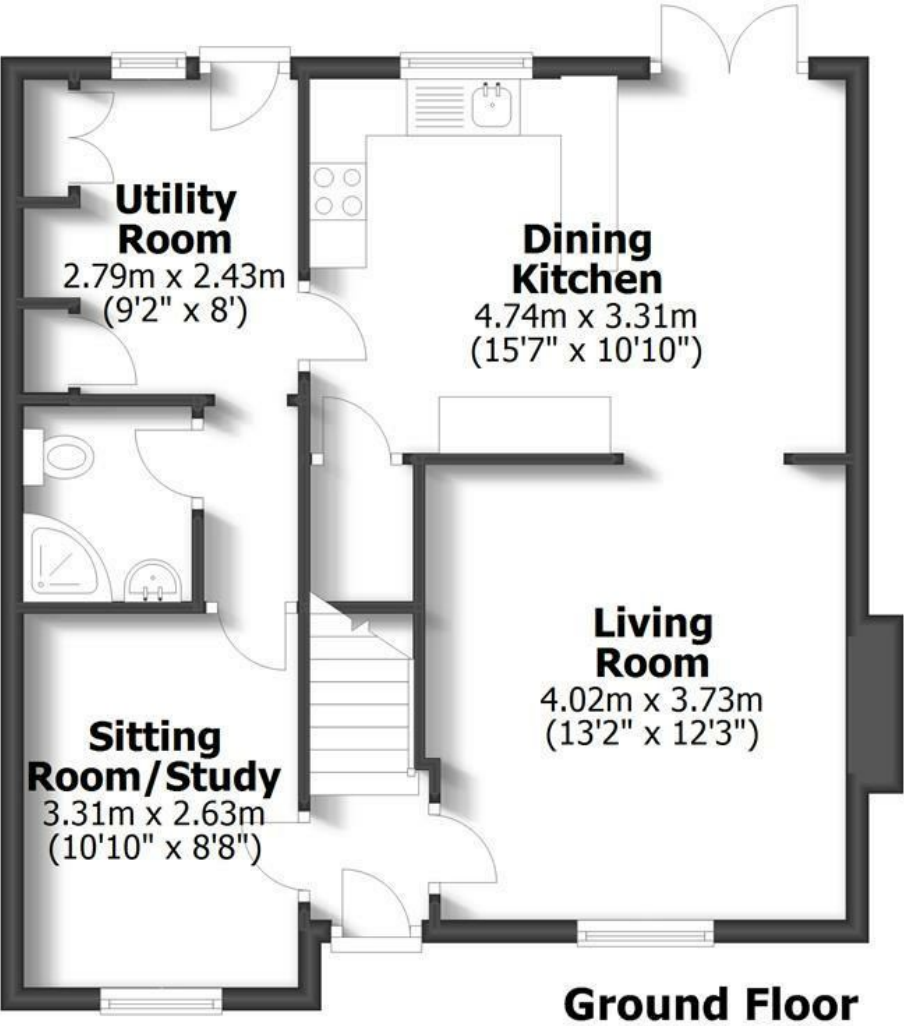
10 Washbrook Road, Bridgnorth, Shropshire, WV15 6BH

An immaculately presented four bedroom, three bathroom home within easy walking distance to the Town amenities and picturesque Riverside walks.
 Telford - 12.4 miles, Ludlow - 20.7 miles, Kidderminster - 13.4 miles, Stourbridge - 14.2 miles, Much Wenlock - 9.1 miles, Wolverhampton - 14.3 miles, Shrewsbury - 21.5 miles.
 (All distances are approximate).

10 WASHBROOK ROAD
BRIDGNORTH

TOTAL: 109.9sq.m. 1,182.9sq.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

Washbrook Road is a sought after location on the eastern side of the River Severn providing easy access to beautiful riverside side walks and the countryside footpaths beyond. Local convenience shops include an M&S Foodhall, Co-Op and a Tesco Express, in addition to a broad selection of eateries only a short walk away. It's an easy and scenic stroll over the old town bridge to the historic Conservation Area including links to the bustling High Street and markets with year round events via the Listed Funicular Cliff Railway. Here there are more local attractions and places of interest including a local cinema and theatre along with a good selection of shops, hospital and healthcare services, schooling, sports facilities, restaurants, pubs and cafés. The Severn Valley Steam Railway can be reached on foot through the Castle Gardens.

OVERVIEW

This modern detached home is well presented throughout having been updated by the current owners. To the ground floor there are two reception rooms giving the option for a home office or further sitting room/bedroom which has the facility of a ground floor shower room. There is a separate utility room which leads off the kitchen proving cloaks and boot storage along with the provision for laundry appliances. The property is set back behind a tarmac driveway with a well maintained garden to the rear.

ACCOMMODATION

On entering the property the front door opens into the entrance hall with stairs off to the first floor landing. The living room features a cast iron log burner with a window overlooking the front elevation. The open plan dining kitchen is fitted with a range of base and wall cabinets with complementary quartz work tops and an inset sink unit with instant boiling water tap . Integrated appliances include a full height fridge, dishwasher, oven, combi oven/grill/microwave and an induction hob. There is also a pull out larder and an understairs storage cupboard. From the dining area patio doors open out to the rear garden. The utility room is fitted with full height cupboards, along with a full height freezer, plumbing for washing machine, space for dryer an a cupboard housing the central heating boiler. A double glazed door gives access to the rear garden. A further reception room, which is currently being used as a home office, offers the flexibility to become a further sitting room or bedroom along with a ground floor shower room.

From the hall stairs rise to the first floor landing with loft access and airing cupboard. The main double bedroom overlooks to the front aspect and benefits from an en-suite shower room comprising a white suite to include a pedestal wash hand basin, WC, heated towel towel rail and a walk in shower. There are two further double bedrooms and a third single bedroom along with a family bathroom fitted with a white suite to include a WC, wash hand basin and bath with shower over.

OUTSIDE

The property sits behind a tarmac driveway which provides ample off road parking. There is side access to the rear garden. The private rear garden has a full width paved patio area and lawned garden extending beyond with mature borders and fence boundary.

SERVICES:

We are informed by our clients that mains services are connected. Verification should be obtained from your surveyor.

COUNCIL TAX:

Shropshire Council.
Tax Band: E.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

Leaving Bridgnorth high town proceeding through Low Town crossing over the River Severn into Mill Street, at the island take the third exit passing the petrol station on your left continuing onto Hospital Street. Take the second turning on your right into Pale Meadow Road then left into Washbrook Road where number 10 can be found along on the left hand side.

Offers Around £470,000

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.







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