



15 Bramble Ridge, Bridgnorth, Shropshire, WV16 4SQ

BERRIMAN
EATON

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A four bedroom detached home with far reaching views across The Friars to High Rock, River Severn and Queens Parlour. This property has great scope for improvement - a very popular location walking distance to the Town centre with a semi rural feel and goof off road parking. NO UPWARD CHAIN.

Much Wenlock - 8.9 miles, Ironbridge - 8.5 miles, Telford - 14.4 miles, Kidderminster - 15.4 miles, Shrewsbury - 21.9 miles, Wolverhampton - 15.9 miles, Birmingham - 32.4 miles. (All distances are approximate).

LOCATION

Bramble Ridge is a well established and desirable location in the historic market town of Bridgnorth. The property overlooks the popular Friars Playing Fields, which is ideal for family activities and walks along the Riverside. Just a short walk from Bridgnorth's popular High Street, the Town has a full range of amenities and good schooling for both Primary and Secondary education. Also the house is just a short distance away from Bridgnorth Golf Club and private fishing pools with permits available along the river.

ACCOMMODATION

The accommodation is planned on two floor with a lower level garage that makes an interesting layout with possibilities for a home office or accommodation for elderly relative. Internally the property would benefit from some updating and stands in a large garden with extra space on the side for possible extensions. Upon entering the property there is a large hall with access to a guest WC. A further door leads into a potential ground floor bedroom with easy access to the WC. The living room which leads through into a further reception room is divided by sliding glazed doors. The living room, with open fireplace, currently in use, benefits from a light open feel, with patio doors to the front. The dining room, through glazed doors, has sliding patio doors onto a south facing patio and garden. The living and dining areas, divided by glazed doors, offer a flexible space for either entertaining or as separate rooms. The kitchen has plentiful storage and work surface space, with an integrated double oven/grill and electric ceramic hob. There are far reaching views over the garden and beyond. Further to the kitchen there is a separate area with provision for a washing machine and dishwasher, leading to a large utility with further useful storage, housing the gas central heating boiler, an external door from the utility room leads to steps to a paved patio and pedestrian access to the rear of the garage.

From the living room, stairs rise to a the first floor landing. There are three double bedrooms, along with a family bathroom with WC, sink and bath with overhead shower. The principal bedroom to the front of the property has a large en-suite with walk in shower, and airing cupboard which houses the immersion heater and provides good storage. The two bedrooms to the rear benefit from lovely views over the playing fields and beyond.

OUTSIDE

The property has a good sized south facing garden, with paved and lawn areas, there is currently a small free standing greenhouse, pergola and matured planted areas that border the garden. There is access around both sides of the property, leading round to the right hand side there is access into the tandem garage with power and solar panel board, there is an up and over door and room for a workshop area.

SERVICES

We have been advised by our client that all main services are connected. Verification should be obtained by your surveyor. Solar panels are fitted on the south facing elevation of the roof.

TENURE

We have been advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

Shropshire Council.
Tax Band: E
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the 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

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£450,000

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.

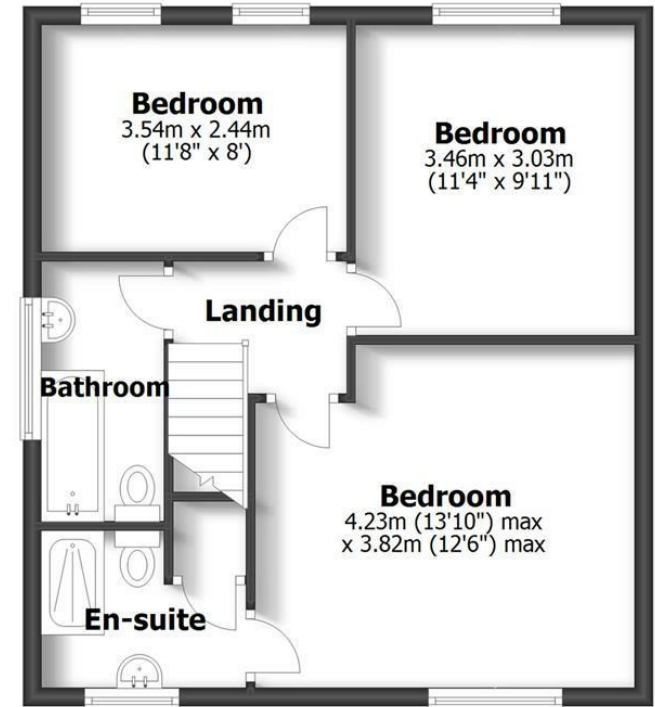
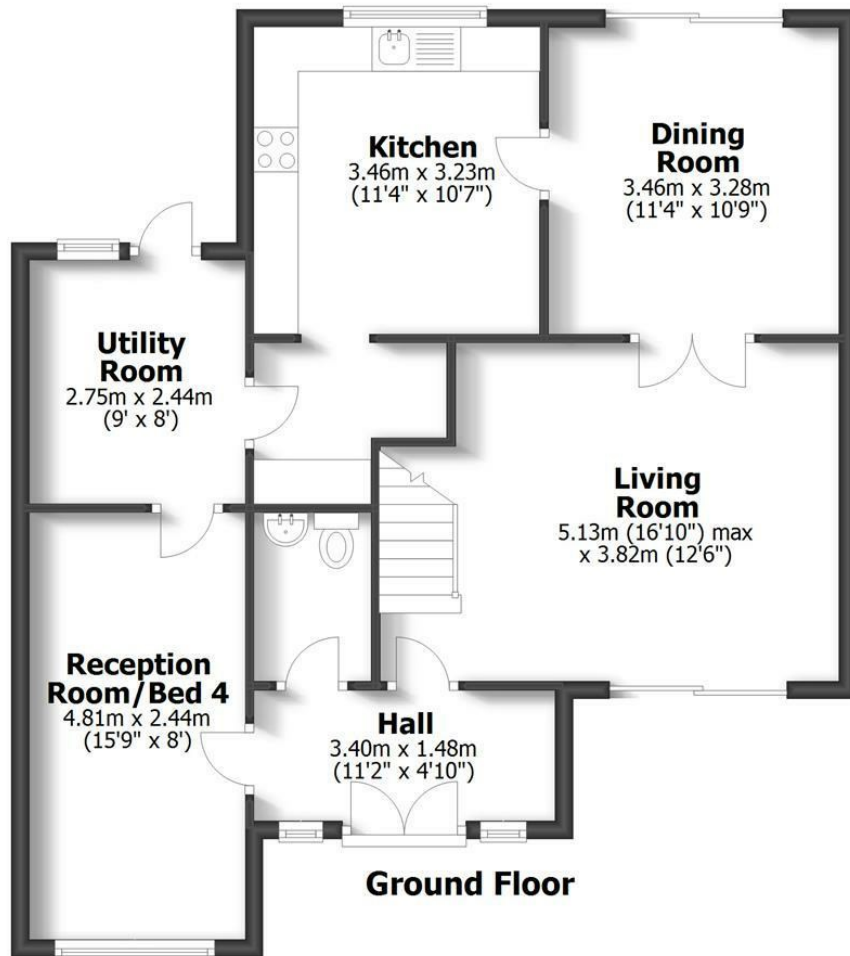


**15 BRAMBLE RIDGE
BRIDGNORTH, SHROPSHIRE**

HOUSE: 122.2sq.m. 1,315.6sq.ft.
 GARAGE: 20.1sq.m. 216.2sq.ft.
TOTAL: 142.3sq.m. 1,531.8sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Lower Ground Floor



First Floor

