



20 Orchard Drive, Bridgnorth, Shropshire, WV16 4HY

BERRIMAN
EATON

20 Orchard Drive, Bridgnorth, Shropshire, WV16 4HY

A well appointed three bedroom semi detached home in this popular, quiet cul-de-sac. Conveniently located close to local shops and bus routes, enjoying an open plan dining kitchen and a good sized landscaped, low maintenance garden to the rear.

Bridgnorth High Street - 0.5 miles, Much Wenlock - 7.9 miles, Telford - 14 miles, Kidderminster - 15.2 miles, Wolverhampton - 15.5 miles, Shrewsbury - 20.9 miles, Ludlow - 20.1 miles, Birmingham -31.1 miles. (All distances are approximate).

LOCATION

The picturesque historic market town of Bridgnorth has an abundance of amenities to include shops, cafés, post offices, pubs and restaurants along with a good selection of primary and secondary schooling, sports facilities, healthcare services, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend farmers markets. Orchard Drive is a quiet cul-de-sac is a most sought after High Town location close to the football, cricket and tennis clubs. The house is within easy walking distance to St Leonard's C of E Primary School, St John's Catholic School and Bridgnorth Endowed School, whilst also within easy reach of the High Street and and only a short walk from a local convenience store and regular public transport services.

ACCOMMODATION

The entrance hallway is accessed through the front door, with stairs off to the first floor along with a useful understairs storage cupboard. The modern kitchen is open plan through into the dining area with sliding patio doors opening out to the rear garden. The kitchen is fitted with an integrated double oven/grill and an electric hob with the provision for a washing machine, dishwasher and fridge. A pantry provides further storage with a side door to the garden. Leading off the dining area is the lounge having a large bow window to the front elevation.

From the hall stairs rise to the first floor landing with an access to the loft space. There are two double bedrooms and third smaller bedroom along with the house bathroom having a WC, pedestal wash hand basin, bath with shower attachment and the central heating boiler.

OUTSIDE

The house sits behind a small lawned foregarden with a driveway set to the side providing off road parking. Gated access leads around to the rear where there is a garage which currently provides excellent storage having lights and power connected. The garden has been landscaped for low maintenance., having planted borders and gravelled pathways secured by a fence boundary.

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

We are advised the property is FREEHOLD. Verification should be obtained by your Solicitor.

SERVICES

We are advised all main services are connected. Verification should be obtained from you surveyor.

COUNCIL TAX

Shropshire Council.
Tax Band: C.

VIEWING ARRANGMENTS

Viewing strictly by appointment. 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

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£265,000

EPC: C

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.

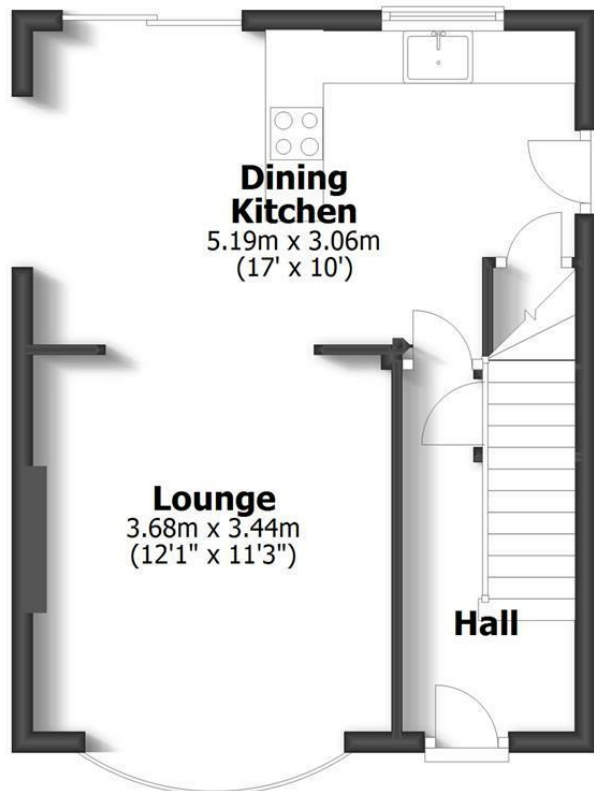


**20 ORCHARD DRIVE
BRIDGNORTH, SHROPSHIRE**

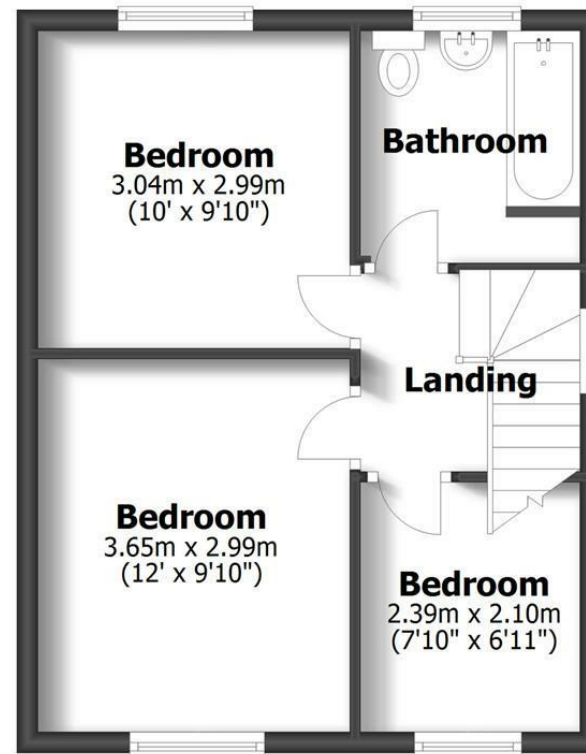
HOUSE: 69.2sq.m. 745.0sq.ft.
 GARAGE: 14.3sq.m. 154.1sq.ft.
TOTAL: 83.5sq.m. 899.1sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Garage



Ground Floor



First Floor

