



74 The Hobbins, Bridgnorth, Shropshire, WV15 5HJ

BERRIMAN
EATON

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With a south facing garden, this large 4 bedroom property makes an ideal family home, located just over a mile from Bridgnorth town centre and access to many countryside walks from your doorstep. Bridgnorth town 1.5 miles, Much Wenlock - 10 miles, Kidderminster - 14.3 miles, Telford - 12.5 miles, Shrewsbury - 23.6 miles, Wolverhampton - 13.7 miles, Ludlow - 22 miles, Birmingham - 28 miles. (All distances are approximate).

LOCATION

The Hobbins is a popular development which lies just on the outskirts of Bridgnorth offering a charming semi rural setting. Situated between the A454 Wolverhampton Road and A458 Stourbridge Roads, this makes an ideal commuters escape. Bridgnorth town centre is just 1.5 miles away that provides a range of facilities including a hospital, choice of primary and secondary schooling, sports facilities whilst close by are the smaller villages of Claverley, Worfield, and Bobbington for Primary schooling. The area is ideal for walkers and countryside lovers, yet it remains commutable to the West Midlands conurbation.

ACCOMMODATION

With a driveway to the front, a pathway leads to the front entrance having an enclosed porch. A front door opens into the entrance hall with stairs off to the first floor and storage cupboard. The lounge overlooks the rear garden with a fireplace housing a log burner. The full width breakfast kitchen is fitted with a range of matching base and wall cabinets along with a sink unit and built in oven and hob. Patio doors open out to the garden. Leading off the kitchen is an inner hall which leads to a dining/sitting room, guest WC, door to the side and the integral garage/store room.

From the hall the stairs rise to the first floor landing where there is a useful airing cupboard and four double bedrooms along with a family bathroom fitted with a modern white suite to include a WC, P-shaped bath, pedestal wash hand basin and a corner shower cubicle.

OUTSIDE

74 The Hobbins has off road parking for two cars to the front with an entrance to the former garage and store to the front. Gated side access leads around to the south facing rear garden being mainly laid to lawn with a decked sun terrace secured by a fence boundary.

SERVICES:

We are advised by our client that mains water, electricity and drainage are connected. Oil fired central heating. 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:

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

VIEWING ARRANGEMENTS:

Viewings strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

From Bridgnorth proceed out on the A454 up the Hermitage taking you on the Bridgnorth to Wolverhampton Road. At the island turn right on to the Stourbridge Road. Then take the next left hand turn sign posted The Hobbins. Take the 3rd turning on the left and follow the road around to the left where number 74 can be found a short distance along on the left.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

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Wombourne Office

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Lettings Office

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Worcestershire Office

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Offers Around
£270,000

EPC:

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.



**74 THE HOBBS
BRIDGNORTH**

HOUSE: 116.8sq.m. 1,256.8sq.ft.
 GARAGE/STORE: 19.6sq.m. 210.9sq.ft.
TOTAL: 136.4sq.m. 1,467.7sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



