



18 Bramble Ridge, Bridgnorth, Shropshire, WV16 4SQ

BERRIMAN
EATON



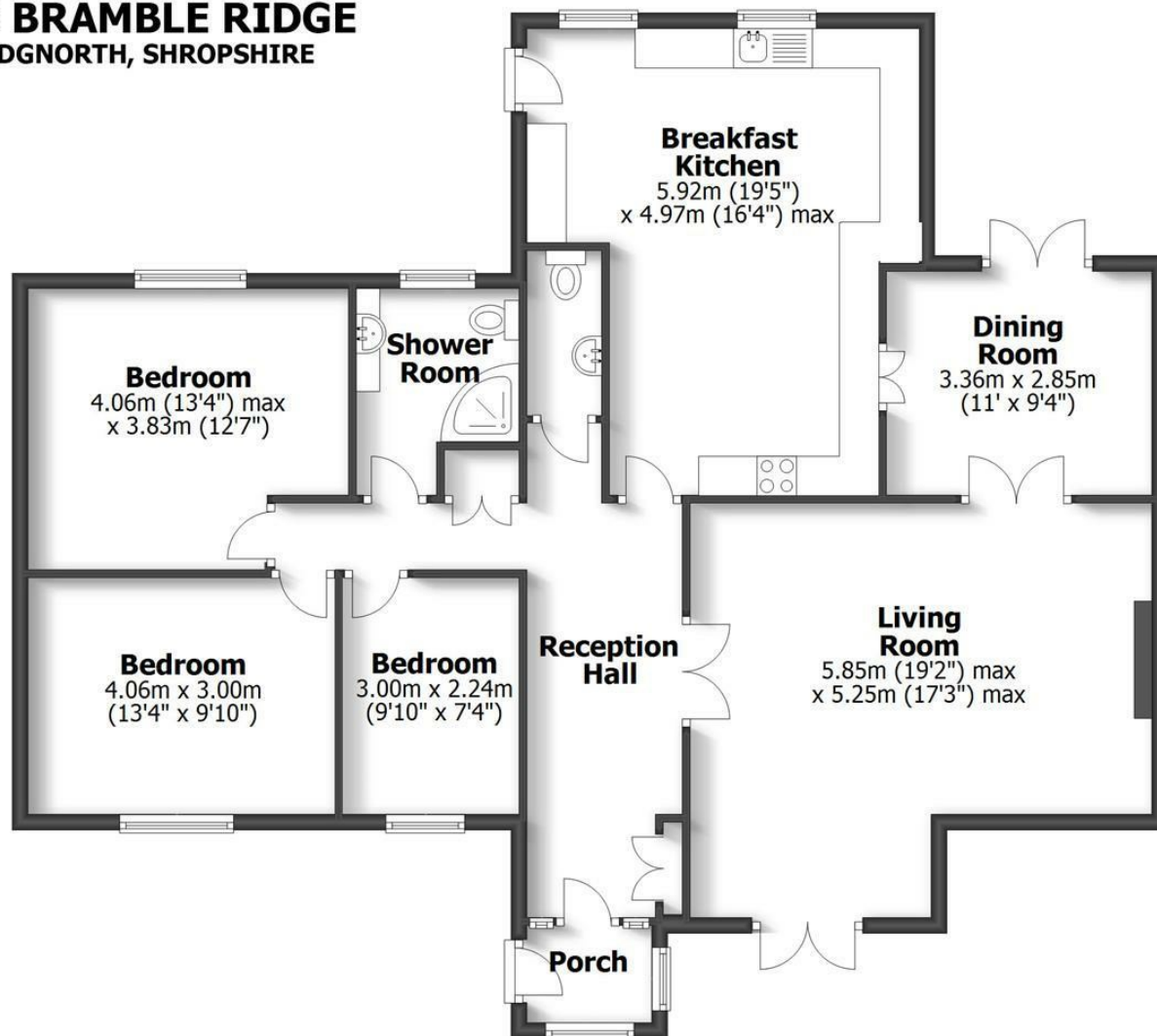


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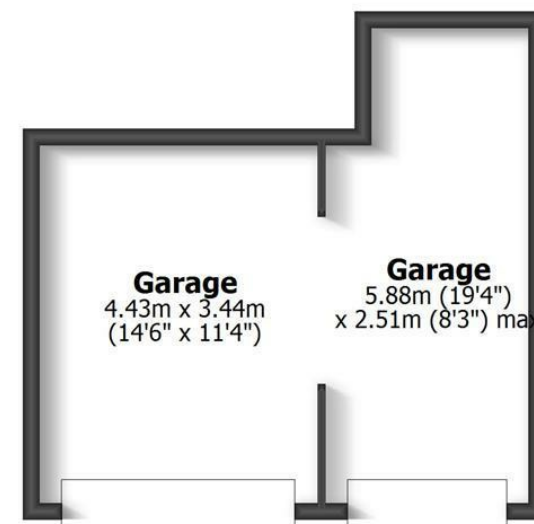
A special location with views, for this elevated three bedroom bungalow with double garage set within generous landscaped gardens. Within walking distance are the High Street and riverside walks, making this a rare opportunity.

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).

18 BRAMBLE RIDGE
BRIDGNORTH, SHROPSHIRE



HOUSE: 121.1sq.m. 1304.0sq.ft.
GARAGE: 29.6sq.m. 319.1sq.ft.
TOTAL: 150.7sq.m. 1,623.1sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Double Garage

LOCATION

Bramble Ridge is a most sought after location providing the freedom to participate on foot the towns excellent range of facilities along with sports clubs and an abundance of beautiful country walks and cycling paths along the riverside and beyond. This very unique location is also just a short distance away from Bridgnorth Golf club and fishing pools with permits available along the river.

The historic market town itself offers a good range of amenities to include shops, pubs and restaurants, along with primary and secondary schooling, healthcare, sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum and the iconic funicular cliff railway.

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ACCOMMODATION

Impeccably maintained in such private grounds, the bungalow has scope for extending (subject to planning permission) with a front southerly facing balcony for the far reaching views. The property is entered via the porch, you are welcome into a spacious RECEPTION HALL with cloaks cupboard and guest WC having underfloor heating. Double doors from the hall open into a large LIVING ROOM with a feature gas fire set within a marble hearth and surround with a window and French doors that open out on to a beautiful, elevated terrace enjoying views to the front across to High Rock. Double doors from the living room open into a formal DINING ROOM with French doors opening out to the rear gardens. The breakfast kitchen offers an extensive range of matching base cupboards and drawers with worktops over, wall cabinets and integrated appliances to include an upright fridge/freezer, double oven/grill, warming drawer, microwave and an induction hob. Further appliances include a dishwasher, washing machine and tumble dryer . Windows overlooks the rear garden with a door to the side.

There are THREE BEDROOMS two of which are double and a family SHOWER ROOM with underfloor heating, fitted with a modern white suite to include a corner shower, WC and a wash hand basin set within a vanity unit. There is also a useful airing cupboard which houses the gas central heating boiler.

OUTSIDE

Tucked away at the end of this quiet cul-de-sac, 18 Bramble Ridge offers a tarmac driveway with good parking and access to a double garage having electric roller shutter doors, lights and power points connected. From the drive steps and a path rise up to the front entrance with planted gravel borders, occupying a large plot. The current owners have creatively landscaped the gardens, creating a selection of seating areas and tiered terraces, well planted with lawned gardens enclosed by a mature hedge boundary, creating a wonderful private and sunny aspect, which also benefits from the elevated views across the valley.

SERVICES:

We are advised by our client that all main services are installed. Verification should be obtained from your surveyor.

COUNCIL TAX:

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

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

From Whitburn Street proceed to the High Street. At the junction take a left through the Northgate and carry straight on heading towards Broseley. After passing under the footbridge take a right hand turn into Stanley Lane then right into Bramble Ridge. Follow along, taking the next right hand turn where number 18 can be found at the head of the cul-de-sac.

Offers Around £580,000

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.







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