



17 Racecourse Drive, Bridgnorth, Shropshire, WV16 4NR

BERRIMAN  
EATON

# 17 Racecourse Drive, Bridgnorth, Shropshire, WV16 4NR

Enjoying a good garden and large shed! This three bedroom home stands in a very popular residential area with local amenities and close to open countryside. Much Wenlock - 7 miles, Telford - 15 miles, Kidderminster - 15 miles, Shrewsbury - 20 miles, Ludlow - 20 miles, Wolverhampton - 16 miles, Birmingham - 30 miles. (All distances are approximate).

## LOCATION

The picturesque Riverside Market Town of Bridgnorth has an abundance of amenities to include a selection of independent shops, cafés, post offices, pubs and restaurants along with a primary and secondary schooling, sports facilities, healthcare, hospital and local attractions such as the Severn Valley Railway, River Severn and weekend farmers markets. Racecourse Drive is very convenient to a local convenience store, butchers and post office on Sydney Cottage Drive with regular public transport close by.

## ACCOMMODATION

Entering from the drive into a reception hall, the lounge has views to the front with a fireplace. The kitchen is fitted with a range of matching base and wall cabinets, work tops and an inset sink unit with space for appliances. A window looks out to the rear garden and an understairs larder cupboard provides further storage. Leading off the kitchen is a separate dining room which has double doors opening into the adjoining conservatory with a door and outlook to the rear patio and garden beyond.

From the reception hall stairs rise to the first floor landing, with loft access and doors off to two double bedrooms and a third smaller bedroom. The modern fitted family bathroom is fitted with a white suite to include a WC, wash hand basin, corner shower and separate bath.

## OUTSIDE

Enjoying a sunny aspect from the patio, there is a large tarmac driveway to the front providing excellent off road parking and side access to the generous rear garden. Mainly laid to lawn with a footpath, a large shed provides scope for a workshop or play area, all enclosed by a fence boundary and mature shrub borders. Within the garden is a small brick outbuilding which provides storage and a utility area with the provision for a washing machine.

## SERVICES:

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

## FIXTURES AND FITTINGS:

By separate negotiation.

## TENURE:

We are advised by our client that the property is FREEHOLD . Verification should be obtained by your Solicitors.

## COUNCIL TAX:

Council Tax Band: B.  
Shropshire Council.

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

## VIEWING ARRANGEMENTS:

Strictly by appointment. Contact the BRIDGNORTH OFFICE

## POSSESSION:

Vacant possession will be given on completion.

### 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](http://www.berrimaneaton.co.uk)

Offers Around  
£250,000

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.



**17 RACECOURSE DRIVE  
BRIDGNORTH**

HOUSE: 83.1sq.m. 894.4sq.ft.  
 STORE: 4.5sq.m. 48.7sq.ft.  
**TOTAL: 87.6sq.m. 943.1sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



