



7 Claremont Drive, Bridgnorth, Shropshire, WV16 4LE

BERRIMAN
EATON

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An idyllic three bedroom detached bungalow, just off Victoria Road and therefore extremely convenient for the High Town. With a good sized garden, this makes a very attractive home in a quiet cul-de-sac.

Ludlow - 19 miles, Much Wenlock - 7 miles, Telford - 13 miles, Ironbridge - 8 miles, Wolverhampton - 15 miles, Kidderminster - 15 miles, Shrewsbury - 19 miles, Birmingham - 39 miles. (All distances are approximate).

LOCATION

Claremont Drive is located just off Victoria Road being a short distance from the towns bustling High Street with many other near-by attractions accessed on foot. The picturesque historic market town of Bridgnorth has an abundance of amenities to include shops, cafes, pubs and restaurants along with a good selection of primary and secondary schooling, many sports facilities, healthcare services, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend markets.

ACCOMMODATION

Upon entering the property, the entrance hall provides access to a cloaks cupboard and an airing cupboard with doors off to; Lounge, having a bow window to the front elevation along with a fitted gas fire. The kitchen offers a range of matching base and wall cupboards with drawers and worktops over, along with an oven and gas hob. An archway leads off the kitchen into the dining area (formally bedroom 3 with a separate door to the hall) overlooking the garden. A door from the kitchen opens into a rear boot room/utility area with access out to the garden. There are two further double bedrooms both of which benefit from built in wardrobes and a shower room comprising a white suite.

OUTSIDE

A tarmac driveway sits to the side providing off road parking with access to the garage having lights and power points connected. A small lawned fore garden sits to the front with a path leading to the front entrance. The pleasant rear garden is mainly laid to lawn, with planted beds and also features a greenhouse, shed and summer house, enjoying a most peaceful aspect.

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: D.
Shropshire Council.

PLEASE NOTE:

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

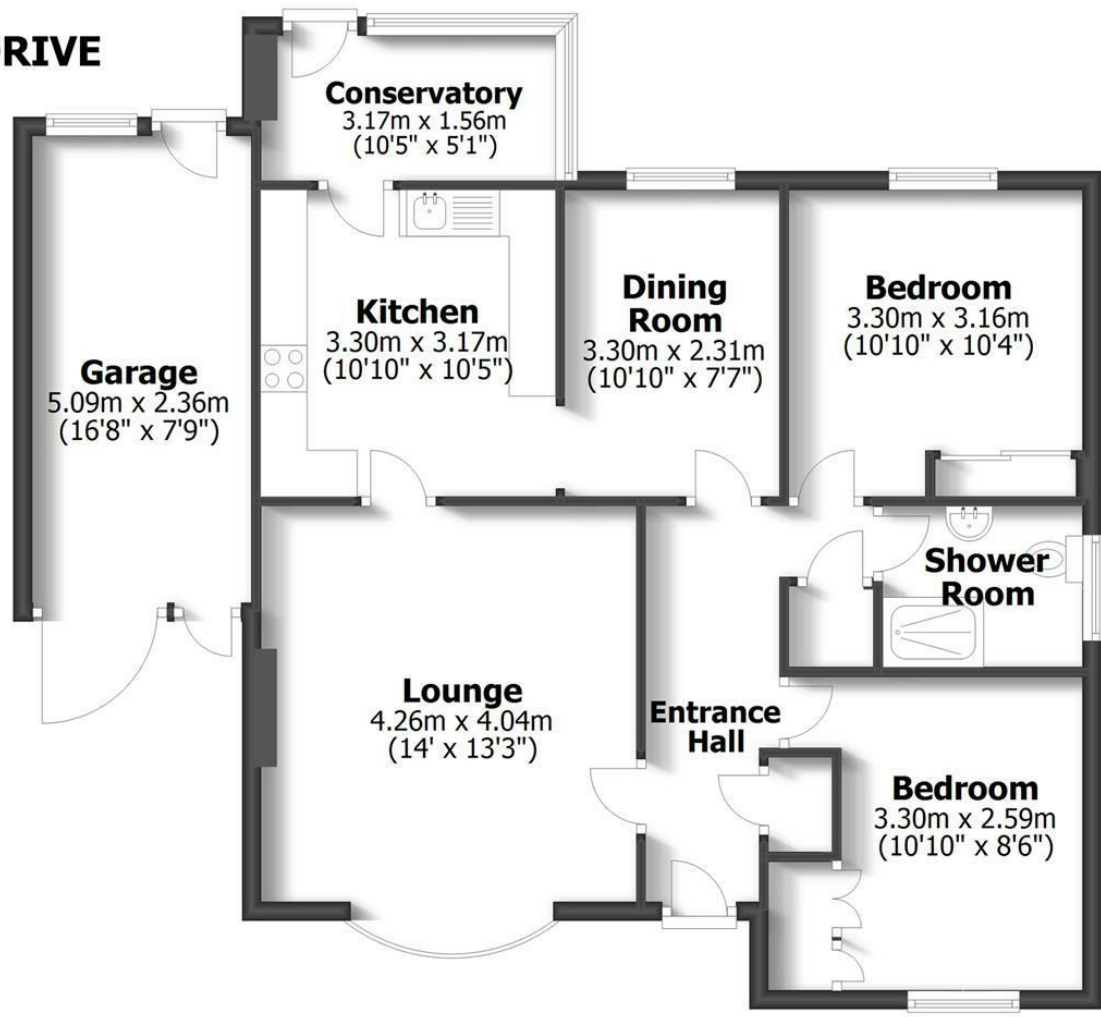
Offers Around
£360,000

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.



**7 CLAREMONT DRIVE
BRIDGNORTH**



HOUSE: 76.5sq.m. 823.4sq.ft.
GARAGE: 11.9sq.m. 127.8sq.ft.
TOTAL: 88.4sq.m. 951.2sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

Ground Floor

