



9 Wrekin Road, Bridgnorth, Shropshire, WV16 4NY

BERRIMAN
EATON

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Having two large double bedrooms, this semi-detached home stands in a quiet location enjoying a large garden to the side and a sunny aspect in the rear garden. Close to local amenities, this modernised home is highly recommended for viewing.

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. Wrekin Road is very convenient quiet cul-de-sac to a local convenience store, butchers and post office on Sydney Cottage Drive with regular public transport close by.

ACCOMMODATION

Given the wide plot, there is good scope to extend the parking area or indeed extend the house (subject to planning permission). Entering into the hall, an additional full length window provides excellent natural light with a downstairs WC and stairs to the first floor. Entering into the lounge with views to the front, the open plan accommodation leads into the full width dining kitchen. The modern fitted kitchen is well fitted to include an oven, ceramic hob with extractor, fridge and dishwasher along with the provision for a washing machine. Leading off the kitchen is a UPVC conservatory overlooking the garden.

On the first floor, the bathroom has been re-fitted into a modern shower room with two double bedrooms, airing cupboard and access to a loft space.

OUTSIDE

The owners of the house purchased some years ago additional land to the side, making a larger garden that has a lawned area and planted flower borders. With parking to the front, a garage is set back with a lovely southerly facing rear garden.

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

Shropshire Council.
Tax Band: B.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Leaving Bridgnorth town centre on the Wenlock Road, turn right into Church Lane, then right again into Racecourse Drive. Take the first left into Clee View Road and left again into Wrekin Drive.

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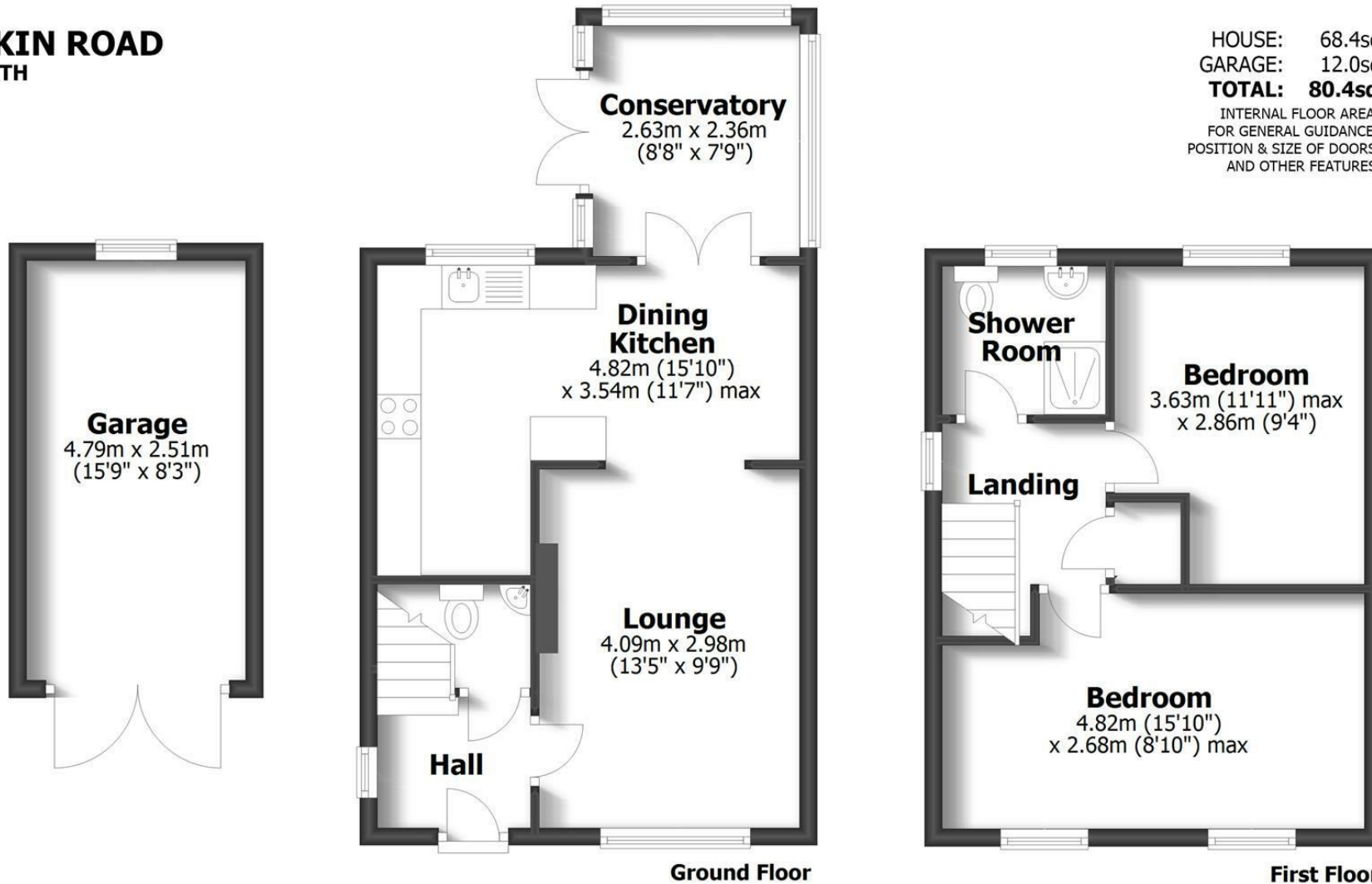
Offers Around
£239,950

EPC: D

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.



**9 WREKIN ROAD
BRIDGNORTH**



HOUSE: 68.4sq.m. 735.8sq.ft.
 GARAGE: 12.0sq.m. 129.3sq.ft.
TOTAL: 80.4sq.m. 865.1sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

