



29 Hitchens Way, Highley, Bridgnorth, Shropshire, WV16 6FA

BERRIMAN  
EATON

## 29 Hitchens Way, Highley, Bridgnorth, Shropshire, WV16 6FA

An immaculately presented two bedroom modern home having a driveway to the front and a rear garden. This is a lovely quiet location on the edge of the countryside and walking distance to the village amenities.

Bridgnorth - 7.5 miles, Kidderminster - 11 miles, Telford - 20.2, Shrewsbury - 29.1 miles, Ludlow - 18.7 miles, Birmingham - 29.8 miles.  
(All distances are approximate).

### LOCATION

The village of Highley is situated approximately seven miles from the market town of Bridgnorth with wonderful rolling Shropshire countryside surrounding the village. Highley is within easy access of Ironbridge, Telford and the West Midlands conurbation whilst the area is close to beautiful wooded walks, the River Severn, The Severn Valley Railway and provides an ideal balance of town and country life. Highley is a very popular commuter village with a full range of shops and local amenities including the leisure facilities at the Severn centre and Highley primary school.

### ACCOMMODATION

Entering in through the front entrance into the hallway which offers a useful store cupboard along with provision for a washing machine and dryer along with a guest cloakroom with WC. A door opens through into an open living space comprising a modern fitted kitchen with a range of units and work tops over, sink unit and a gas hob with oven below. The lounge extends off the kitchen which offers space for a dining table along with double doors opening out into the rear garden. Stairs leads off to the first floor.

Stairs rise up to the first floor landing with doors leading off to the two bedrooms, one of which offers a fitted double wardrobe. The house bathroom is fitted with a white suite to include a panelled bath with shower over, WC and wash hand basin.

### OUTSIDE

A tarmac driveway is positioned to the front proving off road parking with gated access to the rear garden, mainly laid to lawn with a paved patio terrace enclosed by a fence boundary.

### TENURE:

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your solicitors.

### COUNCIL TAX:

Shropshire Council.  
Tax Band: B.

### VIEWING ARRANGEMENTS:

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

### FIXTURES AND FITTINGS

By separate negotiation.

### DIRECTIONS:

From our offices in Whitburn Street leave Bridgnorth heading out towards Chelmarsh on the B4555. Passing through the Hamlets of Eardington and Chelmarsh. You will enter the Village of Highley on the B4555 Woodhill Road. Take a right turn into Redstone Drive then right again into Jubilee Drive, continue along and then turn right into Hitchens Way where number 29 can be found along on the left hand side.

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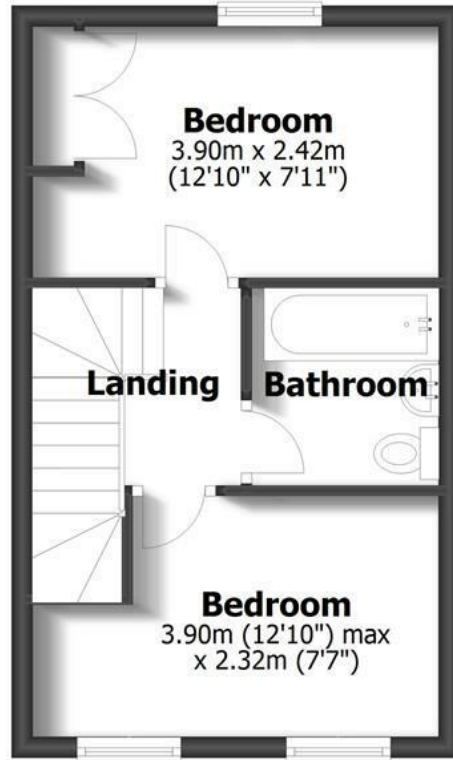
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Over  
£210,000

EPC: B

**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.

**29 HITCHENS WAY**  
HIGHLEY, BRIDGNORTH



**First Floor**



**Ground Floor**

**TOTAL: 53.3sq.m. 574.2sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

