



9 Narburgh Place, Alveley, Bridgnorth, Shropshire, WV15 6LB

**BERRIMAN**  
**EATON**

# 9 Narburgh Place, Alveley, Bridgnorth, Shropshire, WV15 6LB

A two double bedroom high specification mid terrace new build with two parking spaces.

## LOCATION

Alveley village offers a primary school and recreation ground with children's play area, takeaways and popular pubs. The village also has a tennis club, cricket club and a variety of other active community and social groups. Of note is the Severn Valley Country Park, with its own cafe, which is on the outskirts of the village and sits alongside the River Severn and the Severn Valley Railway (with halt station) and connects several cycling and walking routes. Situated equidistance between Bridgnorth and Kidderminster with excellent road links to the motorway network. Rail links can be found at Wolverhampton, Stourbridge, and Kidderminster.

One of 24 units built on the popular Aveley View development by GREYHOUND HOMES

## DESCRIPTION

The property benefits from energy rating of "B"

The attention to detail and fittings are excellent with gas central heating and uPVC double glazing. The property has two parking spaces and gardens to both front and rear. The property will also benefit from the remainder of 10 year warranty provided by Build-Zone (property completed in Aug 2022). Estate charge payable are £240.00 per year

Reception Hall having wood effect flooring

Cloakroom contemporary WC and wash hand basin ceramic/concrete effect laminate flooring and splashback

Kitchen with a range of base and wall units and contrasting wood effect worktops, stainless steel sink with mixer tap, integrated dishwasher and fridge-freezer. Oven hob and extractor. Space for washing machine. Ceramic floor tiles. Window to the front elevation. Down lights

Lounge dining room with the continuation of the wood effect flooring , French doors to the garden, Media Wall and useful understairs storage cupboard.

On the first floor there are two double bedrooms one having built in storage

Bathroom fitted to a very high standard with contemporary suite comprising WC, wash hand basin and panel bath with shower over and screen, towel radiator, down lights, and shaver point.

## OUTSIDE

Driveway parking X 2

The garden to the rear is fully enclosed with lawn, patio and path leading to the gated rear entrance.

Outside tap, socket and security light to both front and rear

<https://w3w.co/only.dots.finishers>

## SERVICES

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – Shropshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows all four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

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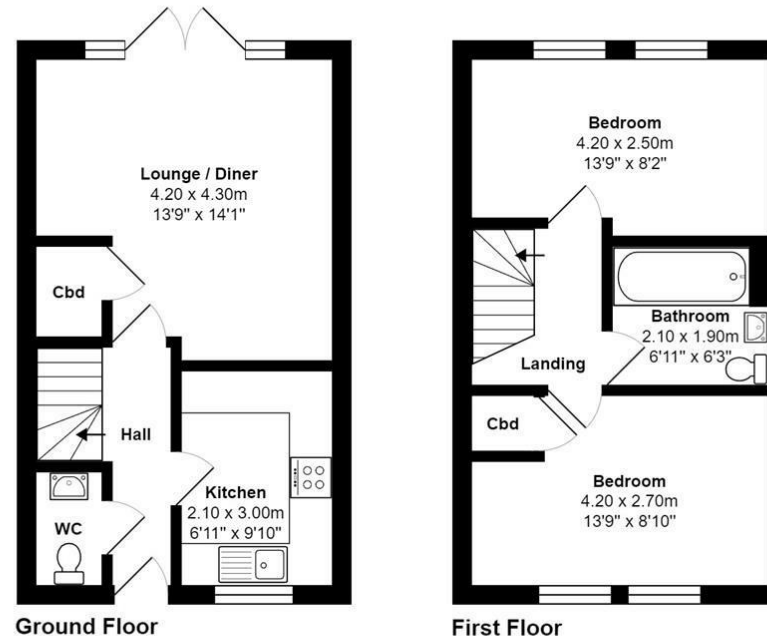
Price Guide  
£220,000

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.



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Total Approx Area: 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup>

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

