



11 Bradeney Drive, Worfield, Bridgnorth, Shropshire, WV15 5NU

BERRIMAN  
EATON

# 11 Bradeney Drive, Worfield, Bridgnorth, Shropshire, WV15 5NU

A superb, two bedroom semi-detached bungalow located within this exclusive gated development for the over 55's just under 4 miles from the historic market town of Bridgnorth. With a private driveway, external charger for mobility scooters and a low maintenance, southerly garden to the rear.

Bridgnorth - 4 miles, Wombourne - 8 miles, Much Wenlock - 12 miles, Albrighton - 6 miles, Telford - 12 miles, Wolverhampton - 11 miles. (All distances are approximate).

## LOCATION

Bradeney Drive forms part of the development of Bradeney Nursing Home which offers exclusive independent living for the over 55's. With secure gated entry this modern, private residential development consists of 14 bungalows with a communal pavilion for the residents to enjoy with weekly social events held. Located just on the outskirts of Worfield village, with its convenience store and post office, this delightful village is also home to St Peters Church, Worfield Primary School, sports clubs, two pubs, the Davenport Estate and the Old Vicarage hotel and restaurant. Bradeney is a most convenient location with its excellent networks links via the A454. A442 and the B4176.

## FEATURES

Completed to a high specification with attention to detail, the bungalow has underfloor heating, oak joinery, high pressure water system, built in wardrobes and granite worktops with integrated appliances to the kitchen along with a 24 hour emergency panic alarm system. Being eco-friendly, the bungalow is highly insulated and fuelled by solar power and metered biomass boilers whilst fitted with ultra-energy efficient double glazing to ensure very low running costs. The heating and water charges are included within the service charge.

## ACCOMODATION

Entering the property into the spacious hallway there are doors leading off to: a large shower room with anti-slip flooring walk in shower, WC and hand basin. A spacious open plan living kitchen, with the lounge area benefits from patio doors to the front of the property and electric fire. The breakfast kitchen is fitted with a selection of integrated appliances including an electric oven with hob, fridge, freezer slim line dishwasher and a washing machine. A back doors gives access to the rear garden. There are two double bedrooms (one of which is currently used as a dining room) both overlooking the private rear garden. The principal bedroom has fitted wardrobes and a sliding patio door onto the back garden.

## OUTSIDE

The bungalow has a private rear garden of a manageable size with a paved patio terrace with canopy and large summerhouse/shed and side access. A blocked paved driveway to the front provides parking and charging point for mobility scooters. Extending off the lounge there is a front sun terrace.

## TENURE

We are advised the property is LEASEHOLD with a 999 year lease from 2017. A service charge applies, approx. £1,764 (£294pcm) to include water, heating and ground rent. Payable every 6months. Verification should be obtained from your solicitor.

## SERVICES

We are advised that mains water and electricity are connected. Private drainage. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council. Tax Band: C.  
<https://www.gov.uk/council-tax-bands>

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only, please contact the BRIDGNORTH OFFICE.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

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

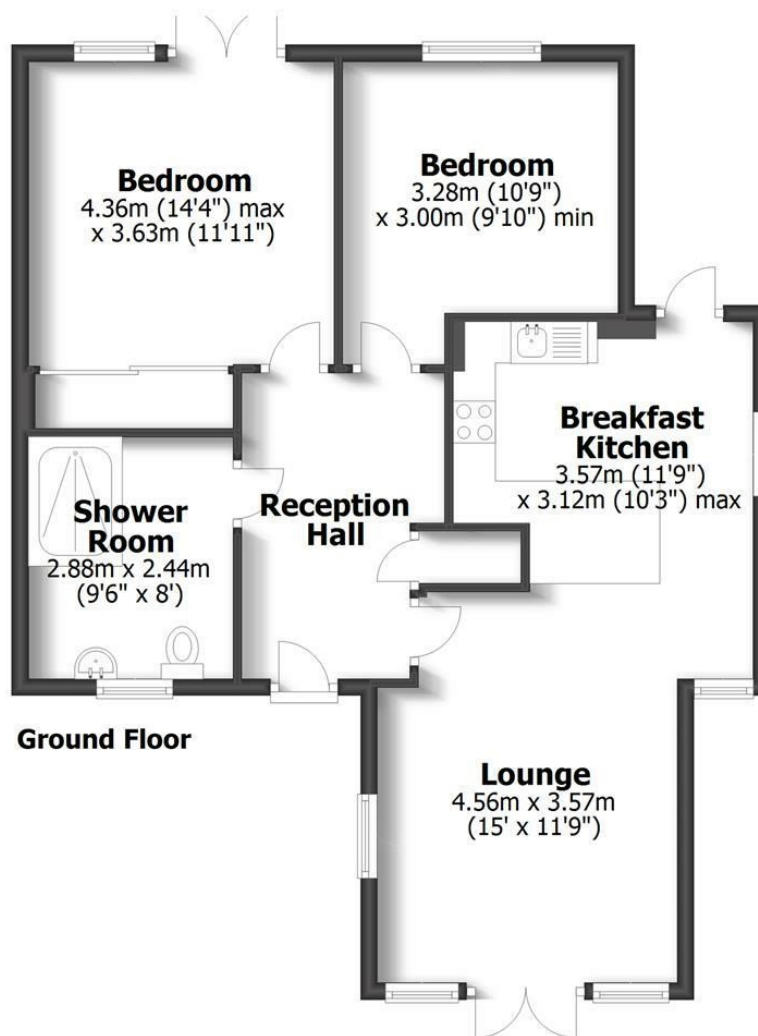
Offers Around  
£285,000

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.



## 11 BRADENEY DRIVE WORFIELD



**TOTAL: 71.2sq.m.766.3sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

