



BERRIMAN  
EATON  
FOR SALE  
01746 766499

The Rest, Wenlock Road, Bridgnorth, Shropshire, WV16 4QB

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EATON





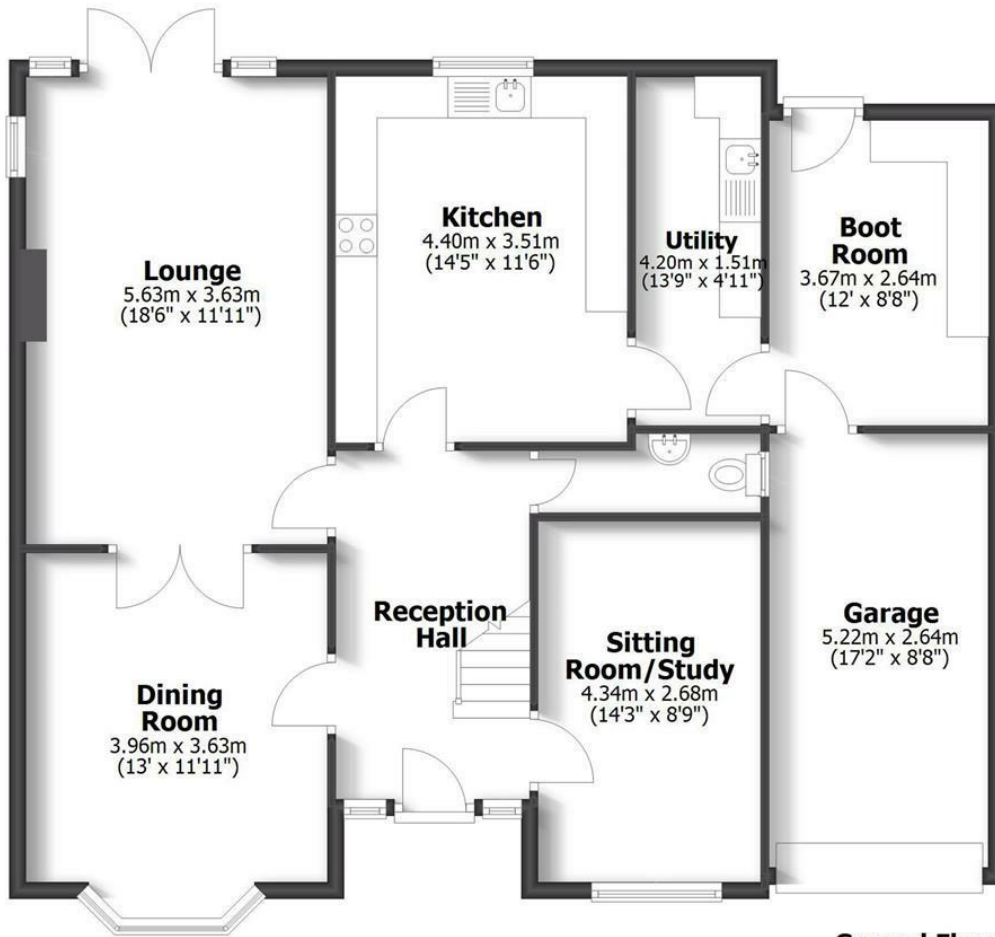
## The Rest, Wenlock Road, Bridgnorth, Shropshire, WV16 4QB

A traditional, well proportioned four bedroom detached home enjoying a large garden to the rear, driveway and a garage just under a mile from the towns High Street and amenities. Much Wenlock - 7 miles, Ironbridge - 9 miles, Kidderminster - 14 miles, Telford - 14 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Wolverhampton - 16 miles, Birmingham - 32 miles. (All distances are approximate).

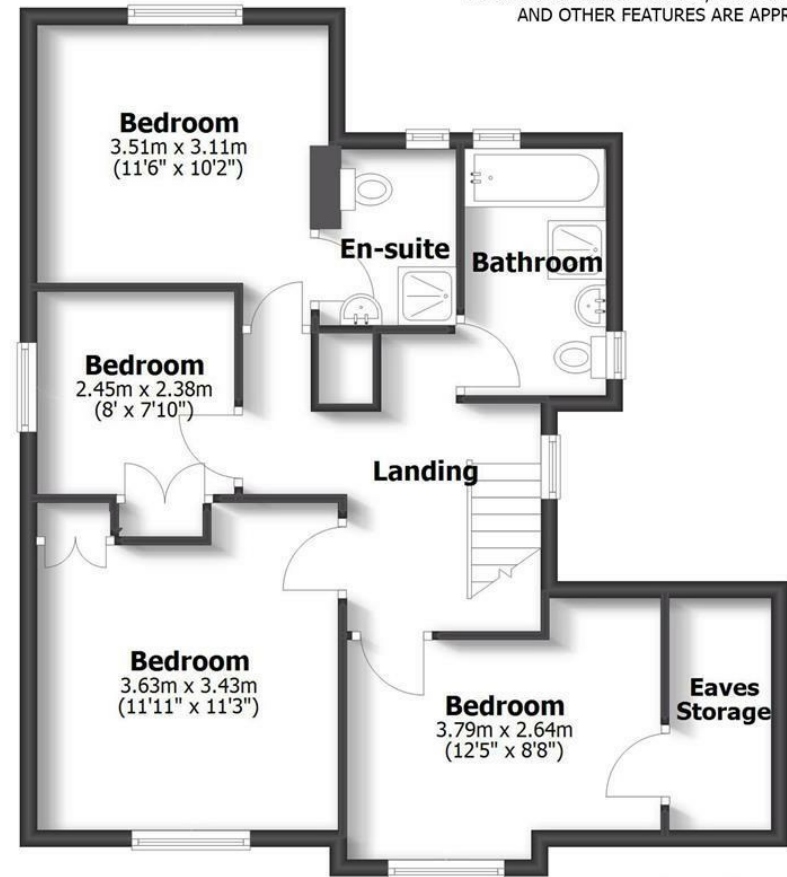
**THE REST**  
**WENLOCK ROAD, BRIDGNORTH**

HOUSE: 140.5sq.m. 1,512.7sq.ft.  
 GARAGE: 13.8sq.m. 148.3sq.ft.  
**TOTAL: 154.3sq.m. 1,661.0sq.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**



**First Floor**

## LOCATION

The picturesque riverside market town of Bridgnorth has an abundance of amenities to include shops, cafés, post offices, pubs and restaurants along with a good selection of primary and secondary schooling, sports facilities, healthcare, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend farmers markets. This location is within walking distance to local amenities on Sydney Cottage Drive and to the High Street with regular public transport close by.

## ACCOMMODATION

This is a well proportioned family home, in good condition with a beautiful Spring/Summer garden. From the porch, the front door opens into a bright and spacious reception hall with stairs off to the first floor and a guest cloakroom/WC. There are three ground floor reception rooms which include a sitting room or home office overlooking the front elevation, a formal dining room having a bay window to the front and double doors that open into the lounge with a feature gas fire and patio doors opening out to the garden. The breakfast kitchen is fitted with matching base and wall cabinets, drawers with work tops over incorporating a breakfast bar, sink unit and built in appliances to include a dishwasher, fridge, double oven/grill and a gas hob above. A window looks out across the rear garden. Leading off from the kitchen is a most useful utility room and a boot room, both of which offer further fitted cabinets and work top space, plumbing for appliances, back door to the garden and integral access to the garage.

From the hall, the stairs rise to a good sized landing with an airing cupboard and doors to; The principal double bedroom, overlooking the rear with an en-suite shower room. There are two further double bedrooms and a fourth bedroom which are serviced by the family bathroom fitted with a suite to include a WC, hand basin, bath and separate shower.

## OUTSIDE

The Rest sits back off the Wenlock Road behind a gravelled driveway and hedge borders. There is an adjoining single garage having an electric roller shutter door, lights and power points. The mature rear garden has been beautifully landscaped with a paved patio terrace enclosed by raised borders and steps to a lawned garden beyond which includes two garden sheds for storage.

## SERVICES

We are advised by our client that all services are connected. Verification should be obtained by your surveyor.

## TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

## COUNCIL TAX

Tax Band: F.  
Shropshire Council.

## FIXTURES AND FITTINGS

By separate negotiation.

## POSSESSION

Vacant possession will be given on completion.

## VIEWING ARRANGEMENTS

Strictly by appointment only. Please call our Bridgnorth Office to arrange your appointment.

## DIRECTIONS

From our offices in Whitburn Street, proceed to the High Street. At the junction turn left under the Northgate. At the mini roundabout turn left passing Sainsburys on your right hand side. At the next mini roundabout turn right and continue straight over into Salop Street which will then continue onto Wenlock Road. Proceed to the top of the hill where The Rest is positioned on the right hand side.

Offers Around £575,000

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.







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