



13 Hazledine Way, Bridgnorth, Shropshire, WV16 5AE

BERRIMAN  
EATON

# 13 Hazledine Way, Bridgnorth, Shropshire, WV16 5AE

With a garage, parking and a modern low maintenance landscaped garden to the rear, this family townhouse offers four bedrooms and two bath/shower rooms, conveniently located close to the towns amenities. Bridgnorth High Street - 1 mile, Much Wenlock - 7 miles, Ironbridge - 9 miles, Kidderminster - 15 miles. Telford - 15 miles, Shrewsbury - 20 miles, Wolverhampton - 16 miles, Birmingham - 33 miles. (All distances are approximate).

## LOCATION

Located on this ever popular development on the edge of High Town, Bridgnorth offers many exciting attractions with near-by riverside walks, amenities, shops and eateries as well as a cinema, theatre, weekly markets, healthcare services and schooling for all ages. Also nearby is the famous Severn Valley Steam Railway and Severn Park. On the development there is a recreational park area and access to many dog walking footpaths.

## ACCOMMODATION

Immaculately presented with neutral décor throughout, this modern family home is well laid out and includes practical features such as double glazing and gas central heating.

On entering the property, there is an entrance hall with stairs ascending to the first floor, understairs storage and a guest cloakroom/WC. A breakfast kitchen overlooks the front aspect providing space for a dining table together with fitted base and wall cabinets, worktops over, sink unit, built in oven/grill with gas hob above, extractor hood and provision for further appliances. The lounge overlooks the rear garden with patio doors opening out and a feature wall mounted ambient electric fire.

Stairs from the hall rise to the first floor landing where there are three bedrooms, two of which are double and benefit from fitted wardrobes, along with a family bathroom fitted with a white suite to include a WC, hand basin and a panelled bath with shower over. A further staircase rises to the second floor principal suite extending the full width enjoying a dual aspect, two double built in wardrobes and a large re-fitted contemporary en-suite shower room to include a walk in shower, WC, hand basin with vanity drawers below and a heated towel rail.

## OUTSIDE

With iron railings and a pedestrian gate to the front, the fore garden is gravelled with a path leading to the front door. The rear garden has been designed and landscaped to provide easy upkeep with a composite decked terrace and artificial lawn beyond enclosed by a fence boundary. Gated access to the rear leads to the single garage with a parking space.

## TENURE

The property is FREEHOLD with the owner contributing per annum to the building insurance for the garage. Verification should be obtained from your solicitor.

## SERVICES

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

## COUNCIL TAX

Shropshire Council  
Tax Band: D.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

## FIXTURES AND FITTINGS

By separate negotiation.

## DIRECTIONS

Proceed away from Bridgnorth High Street via 'Salop Street' proceeding onto the Wenlock Road. At the mini roundabout turn left into the Wenlock Rise development. Continue to follow the road around and turn right in Hazledine Way. Number 13 can be found a short distance along on the right hand side, set back off the road. The garage can be found behind in the communal courtyard accessed off Wenlock Rise.

### 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)

### Lettings Office

01902 749974

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

### Wombourne Office

01902 326366

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

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

Offers Around  
£325,000

EPC: C

**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.

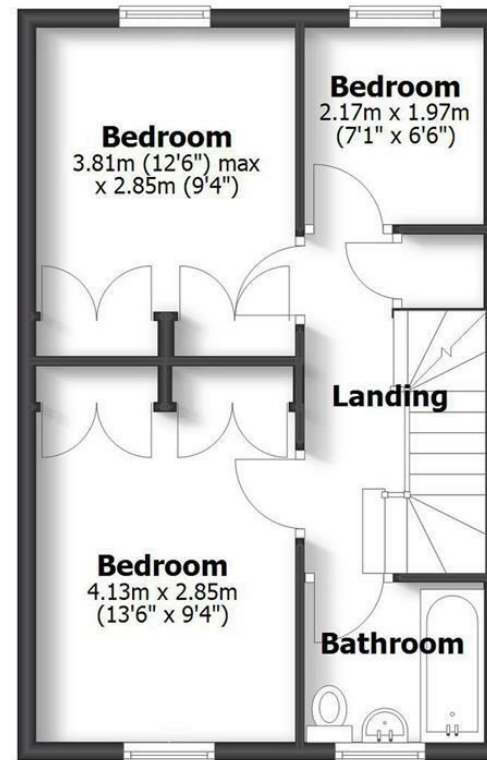


**13 HAZLEDINE WAY  
BRIDGNORTH**

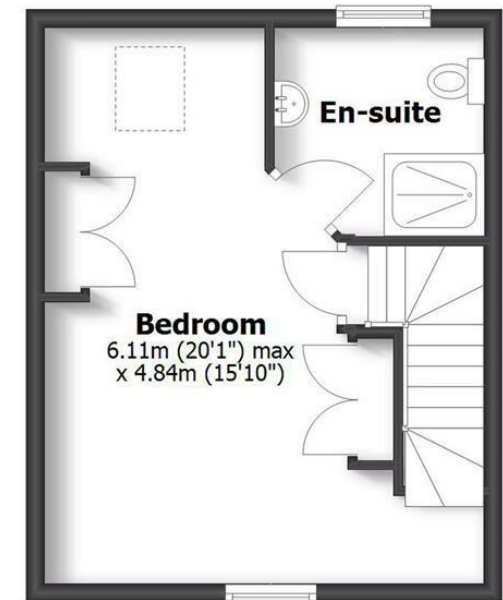
HOUSE: 107.1sq.m. 1,152.5sq.ft.  
 GARAGE: 14.4sq.m. 154.6sq.ft.  
**TOTAL: 121.5sq.m. 1,307.1sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**

