



4 Washbrook Road, Bridgnorth, Shropshire, WV15 6BH

BERRIMAN  
EATON



## 4 Washbrook Road, Bridgnorth, Shropshire, WV15 6BH

Situated on this modern development providing convenient access on foot to the towns amenities and riverside walks. This detached home has four bedroom accommodation with a private driveway and pleasant garden to the rear.

Kidderminster - 13 miles, Telford - 12 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Birmingham - 30 miles.  
(All distances are approximate).

### LOCATION

A well presented detached family home, discreetly positioned off Washbrook Road. This convenient location provides ideal walking along countryside footpaths out of Town, whilst over the old town bridge it's an easy and scenic stroll using the historic Cliff Railway to High Town hosting many local attractions and places of interest as well as offering an excellent range of facilities to include a local cinema and theatre along with a good selection of shops, hospital and healthcare services, schooling, restaurants, pubs and cafés. There are local weekend markets, an array of sports facilities and local events held throughout the year.

### ACCOMMODATION

Accessed through an entrance porch, a front door opens into the hall, laid with reclaimed parquet flooring. There is a convenient cloakroom/WC and stairs giving access to the first floor accommodation. The lounge features a cast iron multi fuel stove with sliding patio doors opening into the adjoining conservatory enjoying an outlook across the garden. The kitchen is fitted with a range of base and wall units, worktops over incorporating a breakfast bar, sink unit along with provision for appliances. A stable door opens out to the side. Extending off the kitchen is the dining room having a window looking out to the front elevation.

Stairs from the hall rise to the first floor galleried landing where there are four well proportioned bedrooms. The principal double bedroom overlooks the rear garden with an en-suite comprising a WC and wash hand basin. The family bathroom is fitted with a white suite to include a bath with shower, WC, and hand basin.

### OUTSIDE

4 Washbrook Road sits behind a large block paved driveway offering ample parking with a shaped lawn and side access to the rear. The pleasant rear garden is laid to lawn edged with planted borders and a selection of mature ornamental trees and shrubs along with a patio terrace. The adjoining garage has now been converted into a large storage space with offers multi use space equipped with windows, radiator and pedestrian access from the porch. Double doors to the front open into a smaller storage area.

### SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

### TENURE

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

### LOCAL AUTHORITY

Shropshire Council  
Tax Band: E.

### VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE.

### FIXTURES AND FITTINGS

By separate negotiation.

### DIRECTIONS

Leaving Bridgnorth High Town proceeding through Low Town crossing over the River Severn into Mill Street, at the island take the third exit passing the petrol station on your left continuing onto Hospital Street. Take the second turning on your right into Pale Meadow Road then left into Washbrook Road, where the entrance to number 4 can be found on the left hand side.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Lettings Office

01902 749974

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#### Bridgnorth Office

01746 766499

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#### Wombourne Office

01902 326366

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

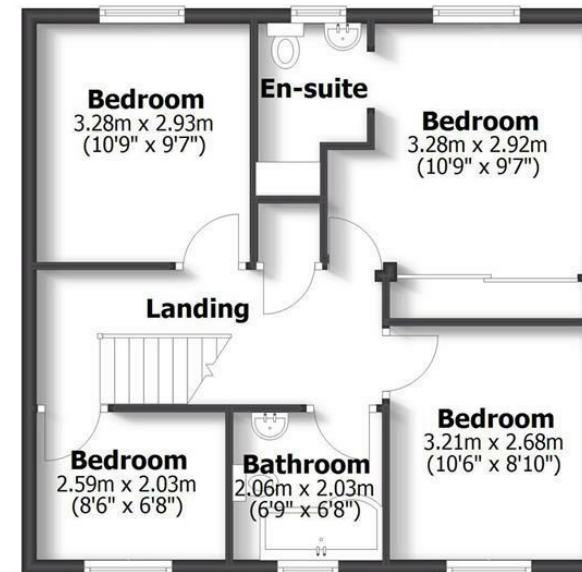
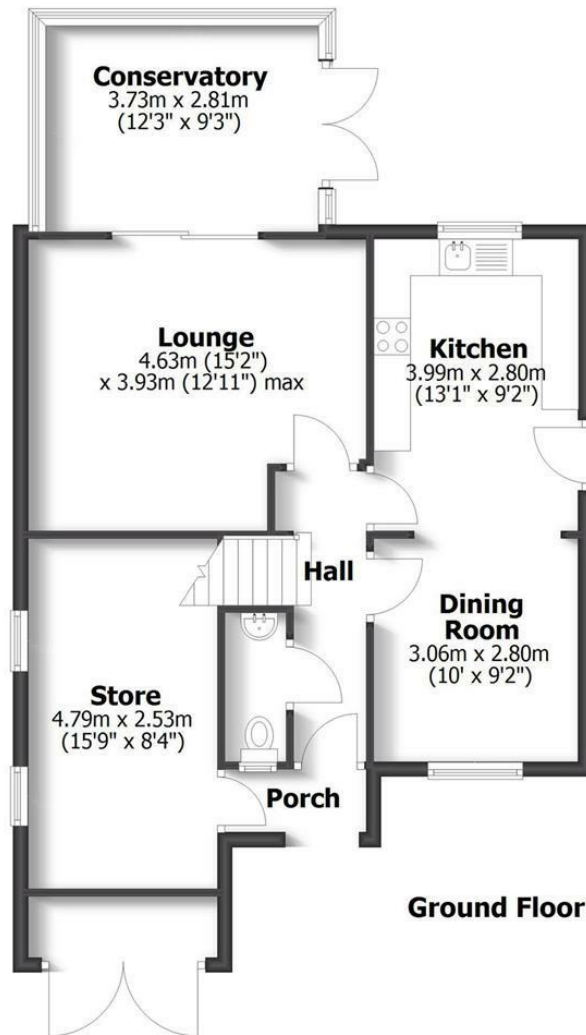
Asking Price  
£435,000

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.



## 4 WASHBROOK ROAD BRIDGNORTH



HOUSE: 113.0sq.m. 1,216.4sq.ft.  
STORE: 14.9sq.m. 159.9sq.ft.  
**TOTAL: 127.9sq.m. 1,376.3sq.ft.**

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



