



2 Carlton Rise, Highley, Bridgnorth, Shropshire, WV16 6EN

BERRIMAN  
EATON



## 2 Carlton Rise, Highley, Bridgnorth, Shropshire, WV16 6EN

A four bedroom detached modern home standing in an elevated position with far reaching views to the Clee Hill from the front balcony. Large gated driveway and double garage. Bridgnorth - 7 miles, Telford - 19 miles, Kidderminster - 11 miles, Wolverhampton - 21 miles, Shrewsbury - 33 miles, Birmingham - 31 miles. (All distances are approximate).

### LOCATION

2 Carlton Rise is located in this quiet cul-de-sac of detached homes. The property stands elevated to maximise the glorious views. The village of Highley is situated to the south-west of Bridgnorth, approximately 7 miles away. There are good local amenities that include a leisure centre, shops, driving range, primary school, the renowned Severn Valley Railway and Museum and wonderful surrounding Shropshire countryside. This location is ideal for those who enjoy the countryside yet having the benefit of modern appointments in their home.

### ACCOMMODATION

From the drive steps lead up to the recently re-fitted modern glass and steel balcony with sliding patio doors entering into the property. The living area is open plan creating a wonderful dual aspect incorporating a sitting area, living room and dining area. The kitchen comprises a range of units to include base cupboards and drawers with work tops over, sink unit along with built in appliances to include an electric hob, oven, grill and dishwasher. A window and door open out to the rear garden. An inner hall leads to the master bedroom having fitted wardrobes and French doors opening out onto the balcony which boasts far reaching views. There are a further two bedrooms and a family bathroom having a P-Shaped bath, shower over, WC and wash hand basin.

From the hall a spiral staircase leads down to the ground floor which currently offers a large utility room with provision for appliances, work tops, sink unit and a range of cupboards. There is a further double bedroom having fitted wardrobes, window to the front elevation and an en-suite shower room. From the utility there is access to the side and integral access into the double garage which has an electric roller shutter door to the front lights and power point with space for a work bench at the rear.

### OUTSIDE

Remote control electric gates open into a large walled and paved driveway providing ample parking with access to the garage. Steps from the drive lead to an elevated terrace and glass balcony, constructed with composite decking and inset 'mood' lighting. There is gated access to the both sides of the property leading around to the rear lawned garden laid with a large patio area and with lighting and power points. Enjoying a most private aspect with a selection of mature shrubs and trees and level access back into the first floor living space.

### SERVICES:

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

### TENURE:

We are advised the property is FREEHOLD. Verification should be obtained from your solicitor.

### COUNCIL TAX

Shropshire Council.  
Council Tax: E.  
[www.shropshire.gov.uk](http://www.shropshire.gov.uk)

### VIEWING ARRANGEMENTS

Strictly by appointment through Berriman Eaton Bridgnorth Office.

### DIRECTIONS

Leaving Bridgnorth heading out towards Chelmarsh on the B4555. On entering Highley follow the road around and take a right turn into Redstone Drive then third left into Carlton Rise. Number 2 is located on the left hand side.

#### Tettenhall Office

01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Lettings Office

01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@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)

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

Offers Around  
£390,000

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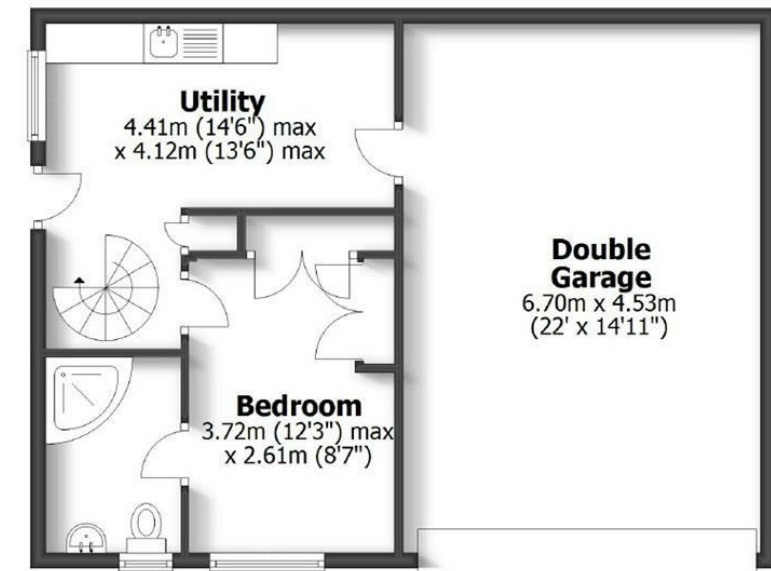
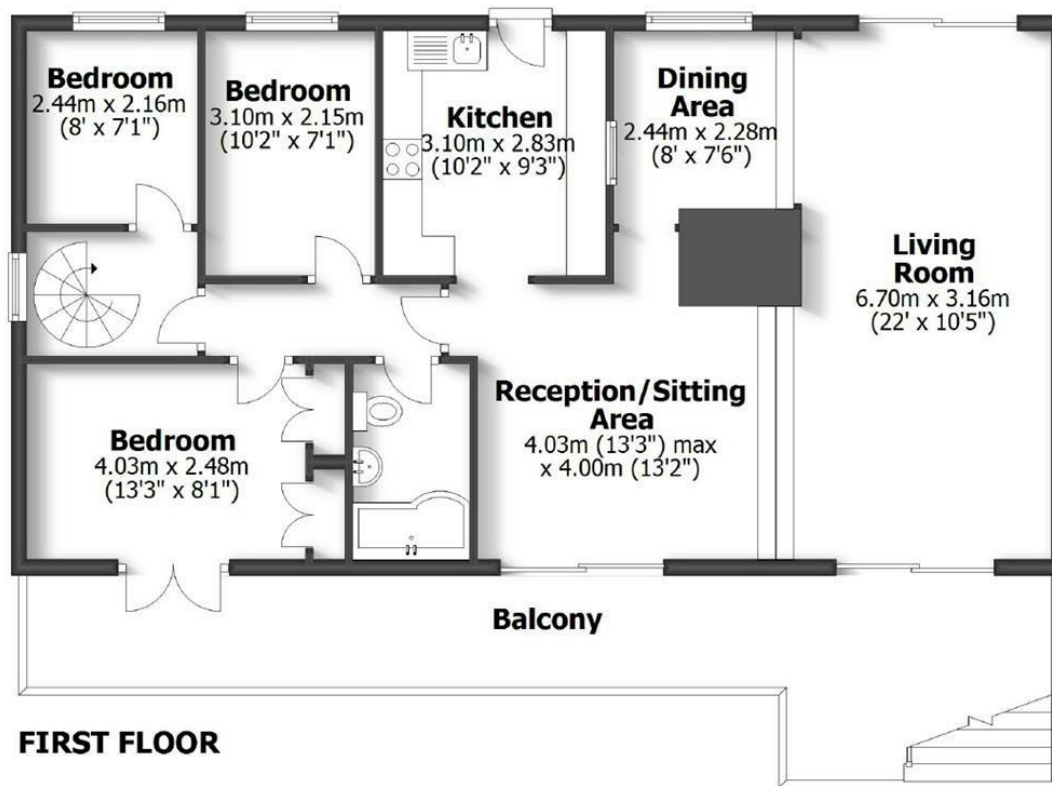
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 2 CARLTON RISE HIGHLEY, BRIDGNORTH

HOUSE: 116.4sq.m. 1252.2sq.ft.  
GARAGE: 30.4sq.m. 326.8sq.ft.  
**TOTAL: 146.8sq.m. 1579.3sq.ft.**

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



**GROUND FLOOR**

**FIRST FLOOR**



