



23 Beech Road, Bridgnorth, Shropshire, WV16 4PJ

BERRIMAN
EATON

23 Beech Road, Bridgnorth, Shropshire, WV16 4PJ

A spacious three bedroom semi detached home enjoying a large garden to the rear. This home is conveniently located just off Sydney Cottage Drive having local amenities within walking distance and and public transport near-by.

Much Wenlock - 7 miles, Telford - 15 miles, Kidderminster - 15 miles, Shrewsbury - 20 miles, Ludlow - 20 miles, Wolverhampton - 16 miles, Birmingham - 30 miles.
(All distances are approximate).

LOCATION

The picturesque Riverside Market Town of Bridgnorth has an abundance of amenities to include a selection of independent shops, cafés, post offices, pubs and restaurants along with a primary and secondary schooling, sports facilities, healthcare, hospital and local attractions such as the Severn Valley Railway, River Severn and weekend farmers markets. Beech Road is very convenient to a local convenience store, butchers and post office on Sydney Cottage Drive with regular public transport close by.

ACCOMMODATION

Upon entering through the front door, there is an entrance hall with stairs off to the first floor and doors off to: A lounge fitted with a feature gas fire and a window looking out the front elevation. The open plan dining kitchen is fitted with base and wall cupboards, work tops over, sink unit and the provisions for fridge freezer and a built in hob and oven. French doors from the dining area open out to the rear patio. Adjacent the kitchen is a useful utility/store that has provisions for washing machine, dryer and provides access to both the front and rear.

From the hall, stairs rise to the first floor landing having three bedrooms and a family bathroom fitted with a WC, hand basin and a panelled bath with shower over.

OUTSIDE

A tarmac driveway provides off road parking to the front. To the rear is a large garden enjoying a patio terrace with steps rising to a lawned garden beyond, enclosed by a fence and mature hedge boundary.

SERVICES

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

TENURE

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

COUNCIL TAX

Shropshire Council.

Tax Band: B.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

From the Bridgnorth office proceed to the High Street and turn left through the Northgate and continue straight over the mini island and fork left into Innage Lane. At the junction continue straight over into Sydney Cottage Drive. Proceed along passing the shops on the right and taking the next right hand turn into Beech Road. No 23 is a short distance along on the left hand side identified by the for sale board.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£270,000

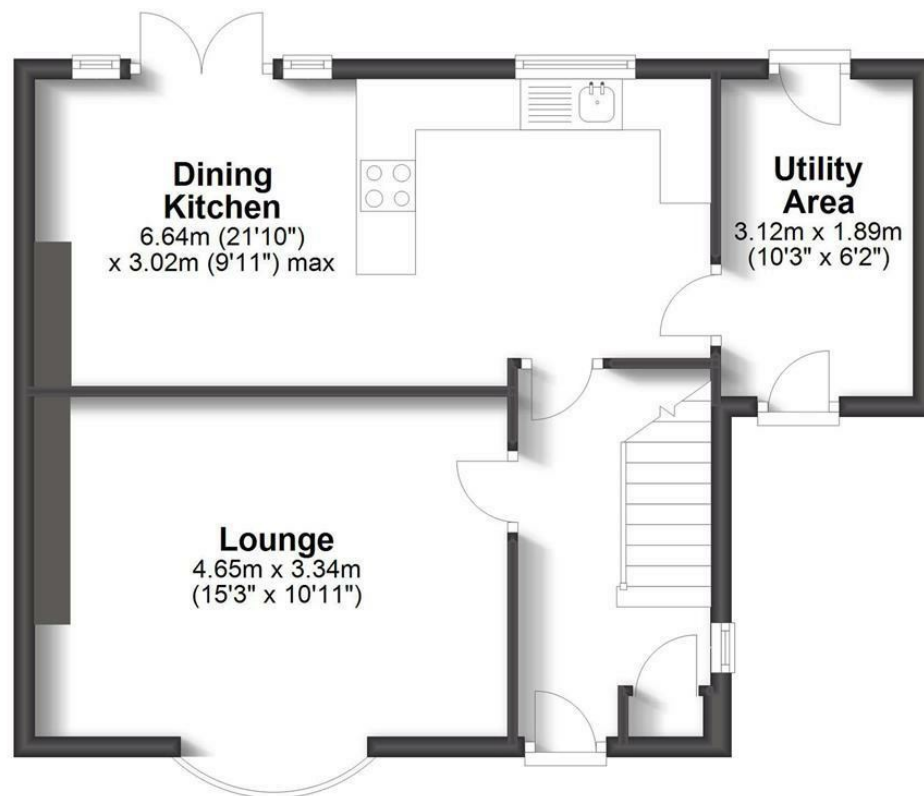
EPC: C

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.

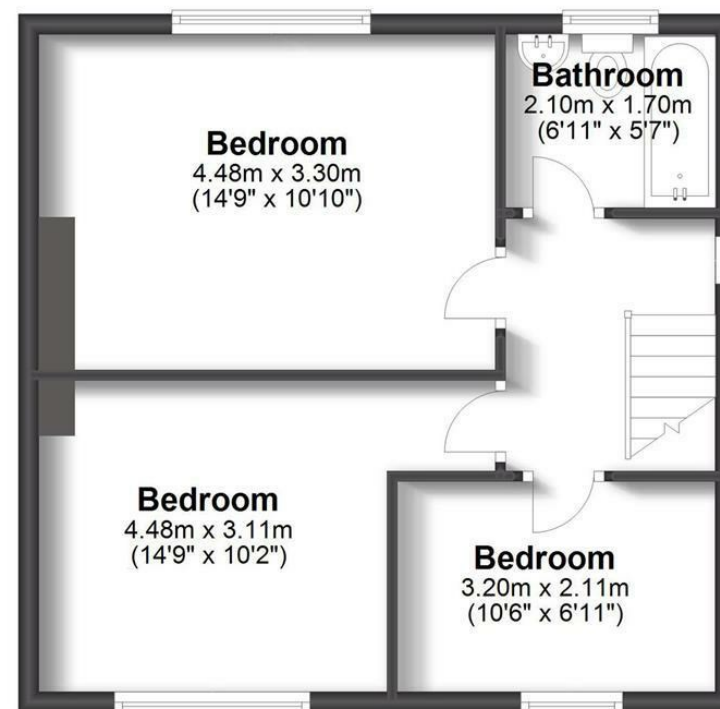


23 BEECH ROAD BRIDGNORTH

TOTAL: 92.0sq.m. 990.3sq.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

