

67 Duchess Drive, Bridgnorth, Shropshire, WV16 4JB

BERRIMAN EATON

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A beautifully presented three-bedroom detached home, thoughtfully extended on the ground floor to include a stylish garden room. This modern residence boasts a contemporary interior finish, an adjoining garage, and a generously sized rear garden. NO UPWARD CHAIN.
Much Wenlock - 8 miles, Telford - 15 miles, Kidderminster - 14 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Wolverhampton - 16 miles. Birmingham - 32 miles.
(All distances are approximate).

LOCATION

Duchess Drive is just a short walk from a local convenience store and other shops with regular public transport. Ideal for families, there are near-by sports clubs and the leisure centre with both primary and secondary schools within walking distance. Bridgnorth provides a full range of shopping facilities and healthcare services. The major commercial centres of Telford, Wolverhampton and Birmingham are within easy commuting distance. The town centre of Bridgnorth has lively weekend markets an abundance of restaurants, pubs and cafes along with plenty of historical places of interest to include the Severn Valley Railway, Theatre on The Steps and an Art Deco cinema. The funicular Cliff Railway rises from the banks of the river Severn up to Castle Walk to give a stunning view over the Severn Valley.

ACCOMMODATION

From the driveway, double doors open into a porch, with a further door leading into the entrance hall, complete with cloaks storage and stairs rising to the first floor.

The kitchen enjoys views over the rear garden and is fitted with matching base and wall units, worktops, and a sink unit, along with a built-in oven/grill, gas hob and the provision for a dishwasher and washing machine together with a useful pantry. An inner hallway leads from the kitchen, giving access to the integral garage, a ground floor shower room, and a side door to the garden.

The lounge features a bay window overlooking the front elevation and is open plan into the dining area, creating a spacious open-plan living space. French doors open into a beautiful garden room, highlighted by a vaulted ceiling with skylights, exposed oak beams, and a log burner. Further French doors open out to the rear garden, making this a wonderful space for relaxing or entertaining.

To the first floor, there are two generously sized double bedrooms and a third bedroom, currently used as a home office. The family shower room is fitted with a modern white suite, comprising a walk-in shower, wash hand basin, and WC, all set within a vanity unit.

OUTSIDE

The property is approached via a block-paved driveway with a slate border, providing access to the integral garage. Gated side access leads to a generously sized rear garden, enjoying a pleasant southerly aspect and landscaped for low-maintenance living. The garden features a decked terrace, paved patio, and a gravelled area beyond. A useful shed offers additional storage.

SERVICES

We are advised by our client that all main services are 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.

FIXTURES AND FITTINGS

By separate negotiation.

COUNCIL TAX

Council Tax Band: D.
Shropshire Council

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Whitburn Street, proceed to the High Street and turn left at the T-junction. Proceed under the Northgate and continue straight over taking the next left into Innage Lane. Continue along passing St. Leonard's Infant and Primary School and as the road bends to the left, turn right onto Queensway Drive, then first left onto Duchess Drive where number 67 can be found towards the top along the left hand side.

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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.

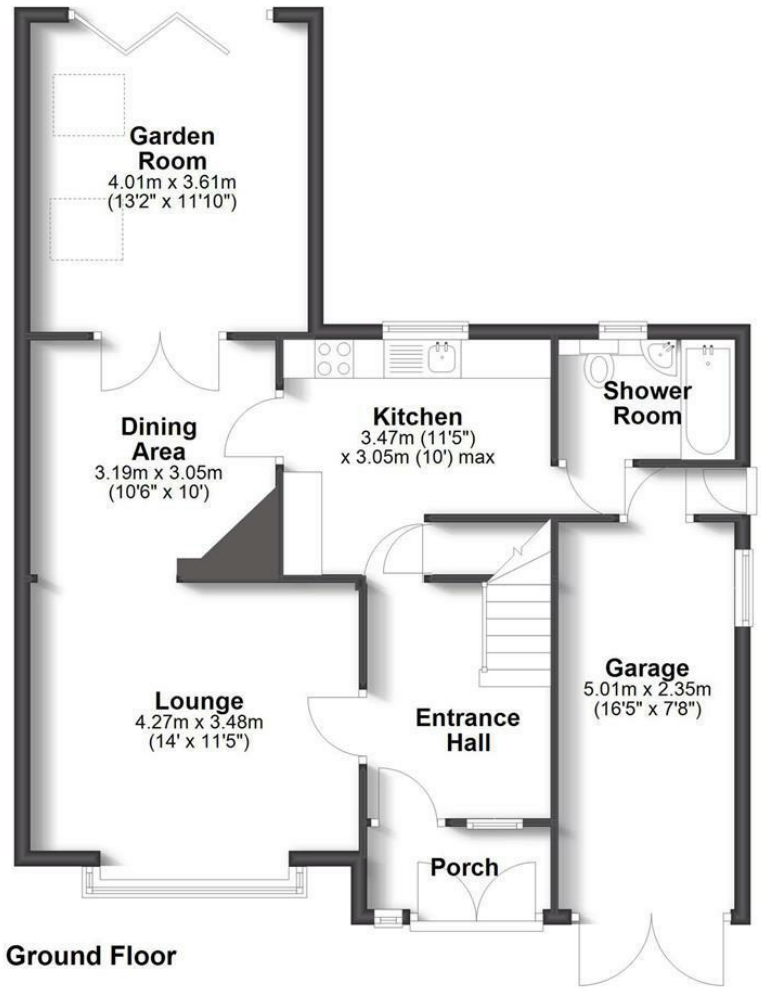




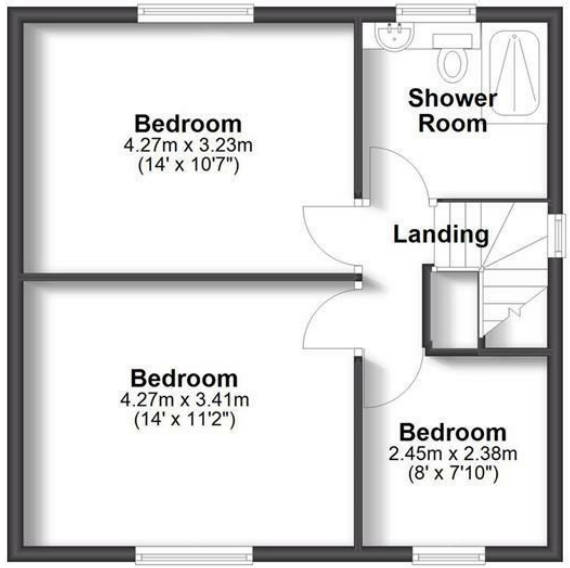

67 DUCHESS DRIVE
BRIDGNORTH

HOUSE:	112.7sq.m.	1,213.5sq.ft.
GARAGE:	11.5sq.m.	123.4sq.ft.
TOTAL:	**124.2sq.m.**	**1,336.9sq.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







