



Fermain, 40 Ludlow Road, Bridgnorth, Shropshire, WV16 5AF

BERRIMAN
EATON

Fermain, 40 Ludlow Road, Bridgnorth, Shropshire, WV16 5AF

A two bedroom detached bungalow, conveniently located for the High Town amenities. In need of general updating, this property offers potential to extend (STPP) and benefits from a garage standing in a generous plot with large gardens to the rear to include a workshop and a potting shed, walking distance to the High Street. Telford - 13 miles, Wolverhampton - 15 miles, Kidderminster - 14 miles, Much Wenlock - 8 miles, Shrewsbury - 20 miles, Ludlow - 25 miles, Birmingham - 32 miles. (All distances are approximate).

LOCATION

Positioned in this sought after location of Bridgnorth, the property is conveniently located within walking distance to the Town's High Street. Bridgnorth offers a wide selection of shops, eateries and pubs, healthcare services, hospital and a whole array of sports facilities, clubs and schools for all ages. The historic market town is also home to places of interest such as the Severn Valley Railway, funicular railway, castle ruins and weekend farmers markets. The town offers a thriving community holding many events throughout the year.

ACCOMMODATION

The property is entered via an enclosed entrance porch with a front door opening into the hallway. The lounge enjoys a dual aspect with windows overlooking the front and rear elevations, together with a feature fireplace. The kitchen is fitted with base and wall units, worktops, sink unit with the provision for an oven and washing machine along with a built in store cupboard. Adjoining the kitchen is the conservatory which enjoys an outlook across the gardens.

Accessed from the hall are two double bedrooms together with a shower room fitted with a WC, wash hand basin and a corner shower.

OUTSIDE

Set back off the road, 40 Ludlow Road enjoys a pleasant foregarden with a tarmac driveway to the side giving narrow access to the single garage. To the rear, the large garden is tiered enjoying a patio terrace with steps leading to a lawned garden, planted borders and a small orchard beyond hosting a variety of fruit trees. Within the garden is a potting shed and workshop, both of which have power connected. In total the grounds extend to around 0.2 of an acre.

SERVICES

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

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

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

COUNCIL TAX

Council Tax Band: D.
Shropshire Council.

VIEWING ARRANGEMENTS

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

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Proceed out of town via Salop Street. Take the next left onto the Ludlow Road (B4364), continue for a short way taking a right hand turn before the traffic lights into the slip road continuing around to the right where number can be found along on the left hand side.

Tettenhall Office

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Lettings Office

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Worcestershire Office

01562 546969

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www.berrimaneaton.co.uk

Offers Around
£380,000

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.



40 LUDLOW ROAD BRIDGNORTH

BUNGALOW:	66.7sq.m.	717.4sq.ft.
GARAGE:	10.4sq.m.	111.8sq.ft.
WORKSHOP/POTTING SHED:	18.4sq.m.	197.7sq.ft.
TOTAL:	95.5sq.m.	1,026.9sq.ft.

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



