Meadowbrook, Off Meadowbrook Close, Alveley, Bridgnorth, WV15 6PD

BERRIMAN
EATON

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Beautifully designed new build two-bedroom detached bungalow and a pair of three-bedroom semi-detached dormer bungalows in a popular village location. Anticipated completion December 2025

LOCATION

Alveley village is located in-between Bridgnorth and Kidderminster just off the A442. The village offers a primary school, medical centre and recreation grounds with children's play area. There are also popular local pubs, nearby shops and sports facilities to include a tennis club, cricket club and a variety of other active community and social groups. Of note is the Severn Valley Country Park, with its own café that sits alongside the River Severn and the Severn Valley Steam Railway (with Halt station), whilst many cycling and walking routes weave through the countryside. Situated between Bridgnorth and Kidderminster with excellent road links to the motorway network, rail links can be found at Wolverhampton, Stourbridge, and Kidderminster.

PLOT 2 DETACHED BUNGALOW

Superb open plan Kitchen with integrated appliances, lounge and dining space with French doors to the garden.
Family Bathroom
Two Double Bedrooms
Ensuite
Parking for two cars
Enclosed rear garden
EV Car Charger
Predicted EPC B

PLOTS 4 & 6 SEMI DETACHED DORMER BUNGALOW

Open plan Kitchen with integrated appliances, with island unit. Lounge and dining space with French doors to the garden.
2 Ground Floor double bedrooms
Ground Floor family bathroom
Cloakroom
First Floor
Principal bedroom with dressing room and ensuite shower room
Loft storage
2 parking spaces
EV Car Charger

SPECIFICATION

- High levels of insulation to floor, cavity walls and roof spaces
- Energy efficient heating provided by Ideal Combi Code central heating boiler with wall mounted radiators
- Outside tap
- Outside socket
- UPVC double glazed windows and French doors
- Composite Multi locking front doors
- White internal panelled doors
- Lawn to rear
- Landscaping plan TBC
- Block paved driveway

AGENTS NOTES

The properties are being sold under the conditions of the Section 106 agreement.

- Discounted Sale
- You will own 100% of the property
- Plot 2 Open Market Value £360,000 90% of Open Market Value £324,000
- Plot 4 & 6 Open Market Value £418,000 90% of Open Market Value £376,200
- Any purchaser must meet with Shropshire Council criteria
- For further details please contact Debbie Fellows

Photography/CGI represents typical M & T Homes interiors and exteriors. Please note elevational treatments and landscaping may vary. Floor plans are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND TBC – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Worcester Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows TBC
Mobile – Ofcom checker shows TBC Cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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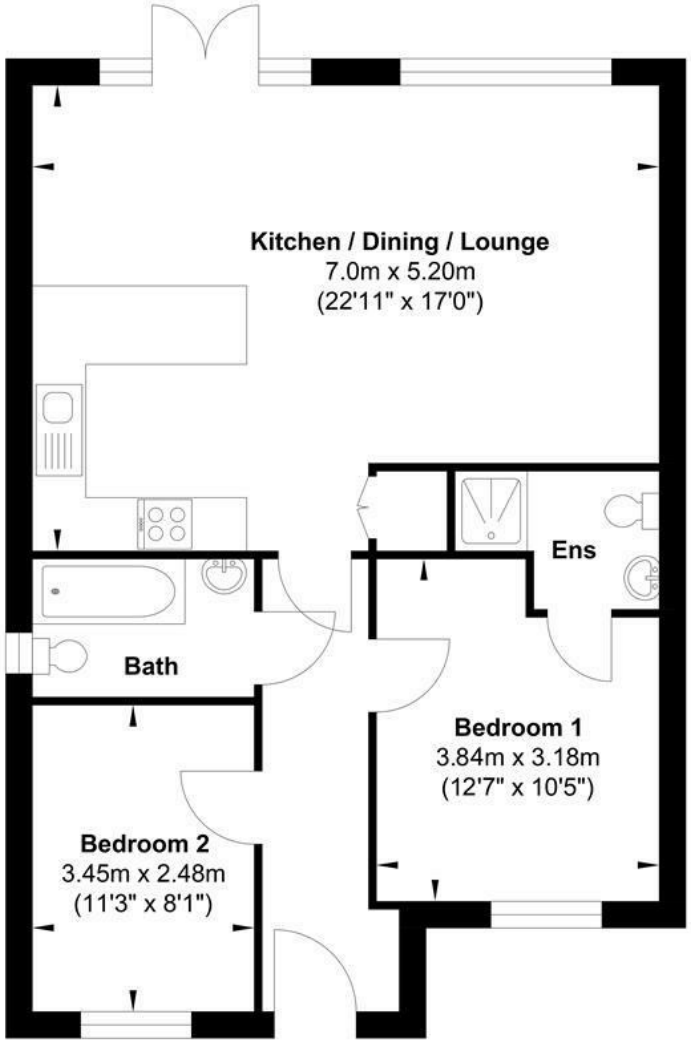
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

Plot 2



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

KITCHEN

Choice of kitchen doors and worktops (subject to stage of build)

- → Integrated appliances dishwasher, fridge freezer (option to add integrated washing machine)
- → Built in oven and microwave
- → Induction Hob
- → Choice of floor tiles to the kitchen area
- → Breakfast bar (plot 2)
- → Island unit (plot 4 & 6)
- → Stainless steel sink with Dual lever chrome tap
- → Splash back to match worktop
- → LED downlights to kitchen area

PLOT 2 PRICE - £324,000

PLOT 4 PRICE - £376,200

PLOT 6 PRICE - £376,200

BATHROOM

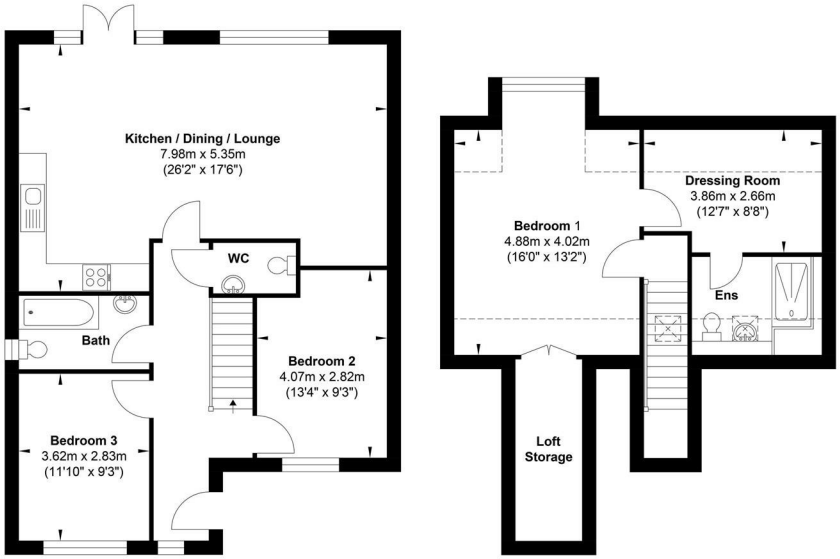
Contemporary white suites

- → Shower over baths where there is no separate shower
- → Half tiled walls choice of tiles is subject to build stage
- → Full height tiling to perimeter of baths and showers
- → Thermostatic showers
- → LED downlights

GENERAL SPECIFICATIONS

- → Freehold
- → Construction – traditional
- → Council Tax TBC once completed
- → Utilities – Mains Gas, electricity and water and mains drainage
- → Broadband – Full fibre to property
- → Build Zone construction warranty
- → EPC Predicted B
- → Estate charge TBC

Plot 4



Ground Floor **First Floor**

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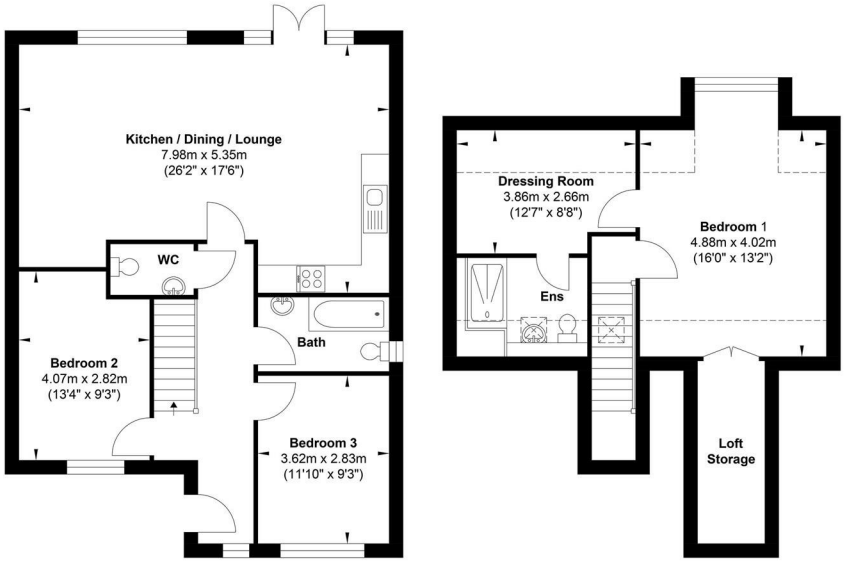
Plot 6



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