



7 Stretton Close, Bridgnorth, Shropshire, WV16 5DB

BERRIMAN  
EATON



## 7 Stretton Close, Bridgnorth, Shropshire, WV16 5DB

4 BEDROOMS 2 BATHROOMS Enjoying a quiet cul-de-sac location, walking distance to the towns amenities and schooling, this extended detached home provides four good-sized bedrooms together with two bath/shower rooms, adjoining garage and an enclosed tiered garden to the rear. NO UPWARD CHAIN.

Telford - 13 miles, Wolverhampton - 15 miles, Kidderminster - 14 miles, Much Wenlock - 8 miles, Shrewsbury - 20 miles, Ludlow- 19 miles, Birmingham - 32 miles.  
(All distances are approximate).

### LOCATION

Positioned in this sought after location of Bridgnorth in a quiet cul-de-sac, the house is conveniently located within short walking distance to Castlefields Primary School and both Oldbury Wells and the Bridgnorth Endowed Secondary Schools. Bridgnorth Town offers a wide selection of shops, eateries and pubs, healthcare services, hospital and a whole array of sports facilities and clubs. 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

This spacious family home has recently been enhanced with new carpets, decoration and a re-fitted main bathroom.

Set back from the road, the property benefits from a private driveway leading to the garage. Upon entering, an entrance porch leads into the main through hall with a turning staircase and a re-fitted guest WC. The lounge features a dual aspect with large, full-height windows to both the front and rear elevations, filling the room with natural light and creating a bright atmosphere. The extended fitted kitchen is open plan with a dining area and patio doors to the rear garden. Fitted with a range of base and wall units, an inset sink, and space for appliances, whilst a breakfast bar divides to the dining area.

Upstairs, the landing provides access to the loft and has a useful storage cupboard. The spacious main bedroom overlooks the rear garden and benefits from an en-suite shower room. There are three further double bedrooms, two of which enjoy far-reaching views across Bridgnorth town towards the Queen's Parlour. The family bathroom has been stylishly re-fitted with a modern white suite including a bath with shower over, vanity unit with wash hand basin, WC, and a heated towel rail.

### OUTSIDE

To the front a driveway provides off road parking and access to the garage. A secure gated side access leads to a tiered rear garden with a patio seating area and steps up to a lawned garden beyond, enclosed with a fence boundary.

### SERVICES

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

### TENURE

We are advised that the property is FREEHOLD. Vacation possession will be given upon completion. Verification should be obtained from your solicitor.

### COUNCIL TAX

Shropshire Council.  
Tax Band: E.

### VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

### DIRECTIONS

From Whitburn Street proceed over the two traffic islands continuing into Salop Street. Take the next left onto the Ludlow Road (B4364) and then left again taking you into Conduit Lane, follow the road around taking a right hand turn into Stretton Close, then left where number 7 can be found along on the right hand side.

#### Tettenhall Office

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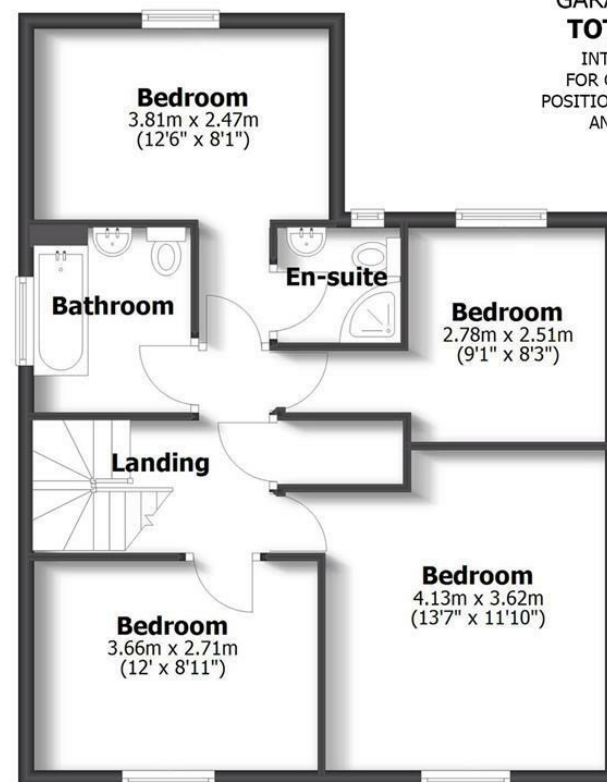
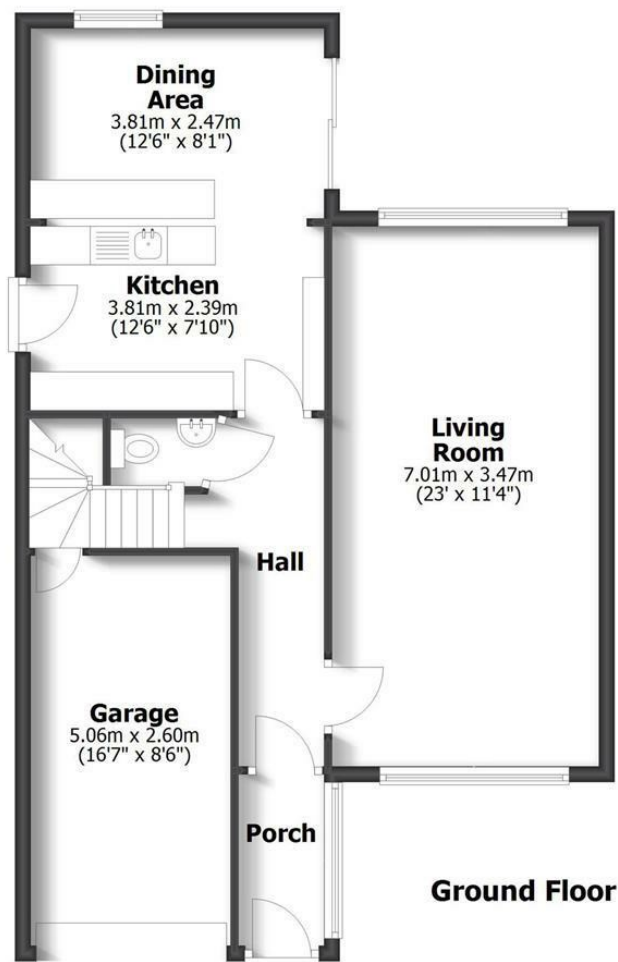
Asking Price  
£425,000

EPC: E

**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.



## 7 STRETTON CLOSE BRIDGNORTH



**First Floor**

HOUSE: 118.0sq.m. 1,270.0sq.ft.  
GARAGE: 13.1sq.m. 141.5sq.ft.  
**TOTAL: 131.1sq.m. 1,411.5sq.ft.**

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



