



4 The Dairy, Stourbridge Road, Bridgnorth, Shropshire, WV15 6AQ

**BERRIMAN**  
**EATON**

## 4 The Dairy, Stourbridge Road, Bridgnorth, Shropshire, WV15 6AQ

4 The Dairy is a modern three bedroom, two bath/shower room end terrace, located on this exclusive development being within walking distance to the historic market towns amenities and riverside walks. (electric car charger installed).

Shrewsbury - 21 miles, Much Wenlock - 8 miles, Kidderminster - 13 miles, Telford - 12 miles, Wolverhampton - 14 miles, Stourbridge - 13 miles, Birmingham - 26.0 miles.

(All distances are approximate).

### LOCATION

Located in Low Town, this is a highly commutable location between the A442 and the A458. Bridgnorth offers many exciting attractions that can be accessed on foot Near-by are riverside walks, amenities, shops and tea rooms and across the bridge the Cliff Railway gives access to the High Town shops, cinema, farmers markets and hospital. Also nearby is the famous Severn Valley Steam Railway and Severn Park.

Completed in 2012 this property offers highly efficient living with a modern interior, immaculately presented throughout and a landscaped garden to the rear. Being an end terrace the property benefits from a larger garden and private side access.

### ACCOMMODATION

On entering the property, there is an entrance hall, with stairs off and a guest cloakroom/WC. The lounge enjoys direct views to the rear with bi-fold doors opening out. There is also a useful understairs storage cupboard. A modern dining kitchen, having just been re-fitted overlooks the front elevation with seamless matching base and wall cabinets, work tops over, sink unit and integrated appliances to include a fridge, freezer, dishwasher, washing machine, oven, microwave and a hob with extractor hood above.

Stairs from the hall rise to the first floor landing having a linen cupboard and doors off to the three bedrooms - two of which are double, with the principal bedroom having a fashionable en-suite shower room. The family bathroom is fitted with Vitra sanitary ware and comprises a concealed WC, bath with shower over and a wash hand basin with vanity cupboard below.

### OUTSIDE

To the front of the property is a double length parking area with paved pathway leading to the front and side of the property with private gated side access, along with a garden shed for storage. To the rear is a paved patio with a gravelled area beyond and garden terrace which backs onto mature woodland that provides a private and natural outlook. At the side of the house an electric charger is installed.

### SERVICES:

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

### TENURE:

We are advised by our client that the property is Freehold. Vacant possession will be given upon completion. Verification should be obtained by your solicitors.

### COUNCIL TAX:

Shropshire Council.  
Tax Band: C.

### FIXTURES AND FITTINGS:

By separate negotiation

### VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

### DIRECTIONS

From Bridgnorth High Town proceed down to Low Town passing over the River Severn. At the roundabout take the third exit keeping in the left lane passing the petrol station. Take the third left onto the Stourbridge Road where the development is located a short distance along on the right hand side.

#### Tettenhall Office

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#### Lettings Office

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#### Bridgnorth Office

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#### Wombourne Office

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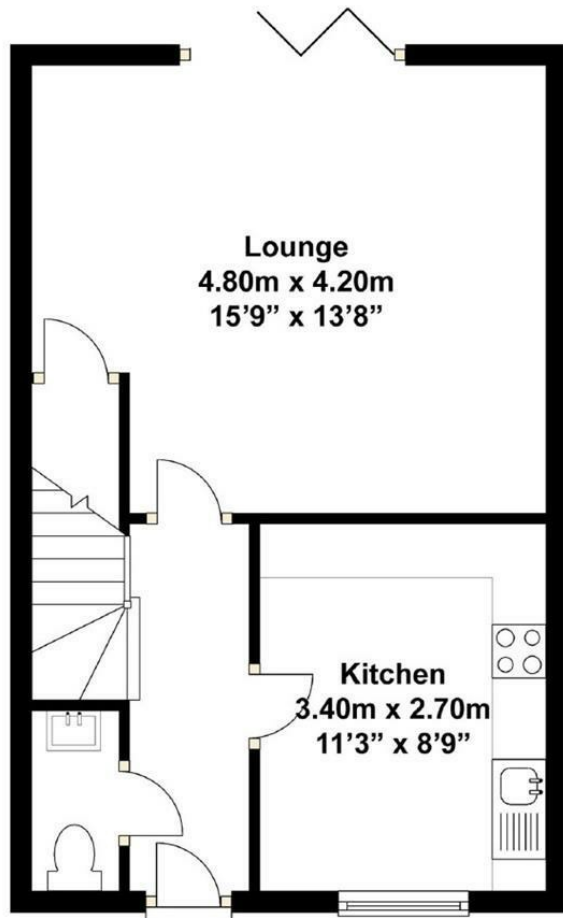
wombourne@berrimaneaton.co.uk

Offers Around  
£365,000

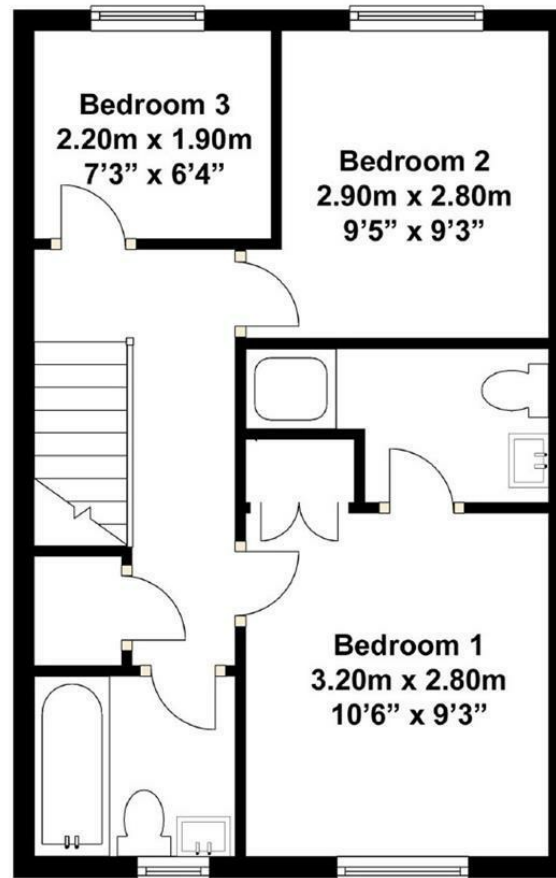
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.



**Ground Floor**



**First Floor**

**4 The Dairy  
Stourbridge Road  
Bridgnorth  
WV15 6AQ**

**Approx Overall Floor Area**  
HOUSE: 70.5sq.m. 758sq.ft.  
**TOTAL: 70.5sq.m. 758sq.ft.**

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE

