



59 Alveley, Bridgnorth, Shropshire, WV15 6NG

BERRIMAN  
EATON



# 59 Alveley, Bridgnorth, Shropshire, WV15 6NG

A two bedroom character cottage greatly improved, re-decorated and re-carpeted with a large, southerly garden to the rear being within walking distance to the local pub, shops and the popular Country Park offering walks along the River Severn and Severn Valley Railway.

Bridgnorth - 8 miles, Kidderminster - 7 miles, Telford - 19 miles, Wolverhampton - 18 miles, Stourbridge - 10 miles, Shrewsbury - 28 miles.  
(All distances are approximate).

## LOCATION

Alveley is a sought after Shropshire village ideal for commuters in between the towns of Kidderminster and Bridgnorth. The village offers a local convenience store, public transport, takeaways, vet practice, primary school, medical practice and a recreation park which includes a children's play area and Alveley tennis club. The village also hosts a cricket club, Church and numerous popular pubs/restaurants. Of particular note is the Severn Country Park on the edge of the village which backs onto the Severn Valley Railway (with station), the River Severn which provides an abundance of walks and cycling routes that lead from this location. A tea room is also available here.

## OVERVIEW

This delightful and characterful cottage has remained in the same family ownership since the 1950s and offers a rare opportunity to acquire a well-maintained home in the heart of a sought-after village. Recently improved with new gas central heating and radiators, the property has also been rewired and redecorated, while retaining its original charm and character features throughout.

## ACCOMMODATION

The cottage is set back from the road behind a walled garden and approached via a paved pathway leading to an enclosed front porch. The front door opens into a welcoming breakfast kitchen, featuring a tiled floor, a range of fitted base and wall cabinets complemented by woodblock worktops, an inset sink unit, and provision for an electric oven. Dual-aspect windows to the front and rear provide plenty of natural light. A staircase leads from the kitchen to the first floor, and a rear door opens into an enclosed rear porch with access to the garden.

The lounge boasts character features including a beamed ceiling and a charming stone fireplace with provision for an electric fire. Twin windows overlook the front garden. A door leads to a spacious bathroom, fitted with a white suite comprising a WC, pedestal wash hand basin, and a panelled bath with shower over. There is also a heated towel rail and two rear-facing windows.

Upstairs, a landing overlooks the rear garden with gives access to two well-proportioned bedrooms, both enjoying views to the front. The second bedroom benefits from a built-in cupboard housing the gas central heating boiler.

## OUTSIDE

To the rear, the property enjoys a beautiful Southerly facing cottage-style garden, offering a tranquil retreat. A paved patio terrace leads to a lawned area bordered with mature planting. A large pond, fruit trees, and a meandering path guide you to a charming timber summerhouse and an additional apple tree at the bottom of the garden. The garden is fully enclosed by fencing, providing privacy. There is on road parking to the front of the cottages.

## SERVICES

We are informed by our clients that all main services are connected. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council.  
Tax Band: D.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

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

## TENURE

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

## DIRECTIONS

Leaving Bridgnorth on the A442 towards Kidderminster. On entering Alveley turn right into Daddlebrook Road and continue to the junction. Turn left where number 59 can be found immediately on your right hand side

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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### Wombourne Office

01902 326366

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### Lettings Office

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### Worcestershire Office

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Price Guide  
£269,950

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.



## 59 ALVELEY

ALVELEY, BRIDGNORTH

**TOTAL: 81.5sq.m. 877.3sq.ft.**

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





