



33 Ludlow Heights, Bridgnorth, Shropshire, WV16 5AN

BERRIMAN
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Conveniently located close to town, this well-presented and extended three/four-bedroom home offers spacious living accommodation. It features an adjoining garage and enjoys a desirable southerly-facing rear garden.

Much Wenlock - 7 miles, Telford - 13 miles, Kidderminster - 13 miles, Ludlow - 19 miles, Shrewsbury - 20 miles, Wolverhampton - 14 miles, Birmingham - 27 miles. (All distances are approximate).

LOCATION

Bridgnorth is a picturesque market town steeped in history, known for its striking architecture, listed buildings, and charming churches. One of its standout attractions is the renowned Severn Valley Railway, where vintage steam trains offer nostalgic journeys through beautiful countryside all the way to Kidderminster. The town offers an excellent range of amenities, including independent shops, cafes, traditional pubs, and diverse restaurants. Regular markets and themed events add to its vibrant community feel. Practical needs are well catered for too, with healthcare services, a hospital, supermarkets, and both primary and secondary schools.

Leisure and cultural offerings are plentiful—residents and visitors can enjoy the town's art deco cinema or take in live performances at the intimate 'Theatre on the Steps,' which showcases drama, music, and comedy productions throughout the year.

For outdoor enthusiasts, Bridgnorth provides numerous walking and cycling routes along the River Severn and beyond, with opportunities to explore scenic countryside and historic paths, including the famous funicular cliff railway that links High Town and Low Town.

ACCOMMODATION

Approached via a driveway, the front door opens into an entrance hallway offering cloak storage and stairs rising to the first floor. The ground floor accommodation comprises of a front reception room, currently used as a home office, but also offering flexibility as a fourth bedroom. The kitchen is open-plan and has been extended to the rear, creating a light-filled and spacious living family area. The kitchen is fitted with matching base and wall cabinets, a sink, hob with extractor hood, double oven/grill, fridge, freezer and a dishwasher. A step leads down into the spacious living/dining area, which features French doors and full width windows overlooking the rear garden and beyond.

Adjacent to the kitchen is a convenient guest WC and internal access to the garage where there is provision for laundry appliances. The full-width lounge enjoys a dual aspect, with sliding doors opening out to the rear patio. It also benefits from a feature fireplace and a large window overlooking the front elevation.

Upstairs, the first-floor landing gives access to three bedrooms, two of which are double in size. The re-fitted family shower room features a modern suite including a fitted vanity unit with inset sink, WC, and a walk-in shower.

OUTSIDE

To the front, a tarmac driveway provides off-road parking and leads to the adjoining garage. To the rear, the property boasts an elevated patio terrace with scenic views across to the town. Steps lead down to a well-maintained lawn garden bordered with planting and featuring pedestrian gated access to the rear.

SERVICES

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

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: D
www.mycounciltax.org.uk/content/index

VIEWING ARRANGEMENTS

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

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

From Bridgnorth High Town proceed onto Salop Street and take the first turning on the left onto the (B4364) Ludlow Road. Continue towards the top taking a left hand turn before the island sign posted 'Ludlow Road' leading to 'Ludlow Heights'. bear left then right into 'Ludlow Heights, continue around to the right where number 33 is located towards the top of the cul-de-sac positioned on the left hand side.

Tettenhall Office

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Lettings Office

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Bridgnorth Office

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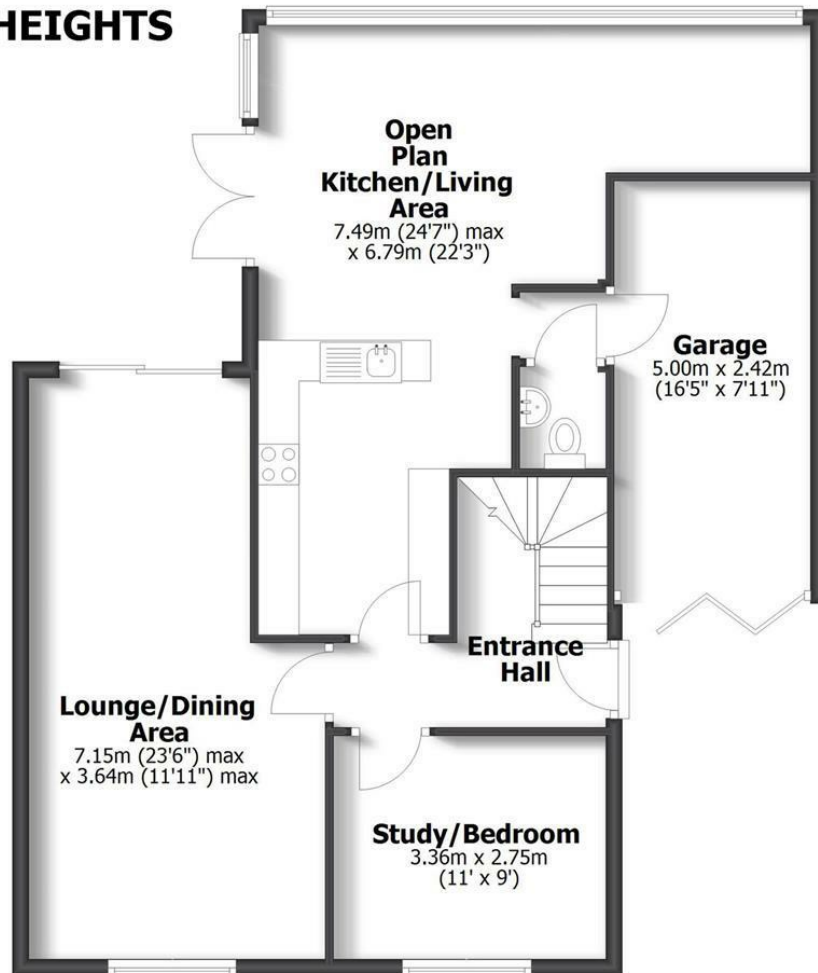
Offers Around
£370,000

EPC: D

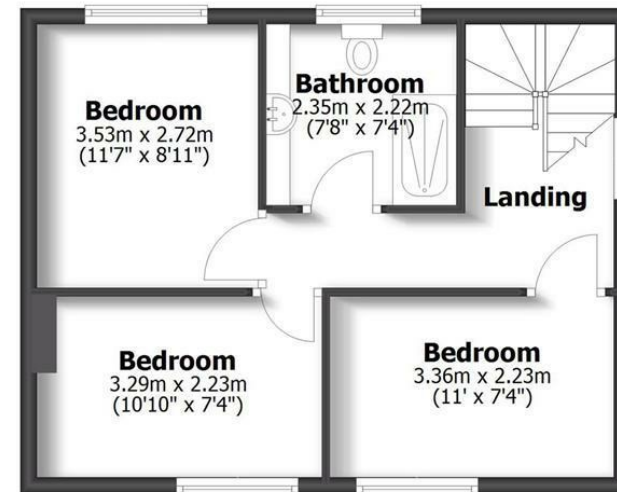
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**33 LUDLOW HEIGHTS
BRIDGNORTH**



Ground Floor



First Floor

HOUSE: 113.5sq.m. 1,221.2sq.ft.
 GARAGE: 12.1sq.m. 129.9sq.ft.
TOTAL: 125.6sq.m. 1,351.1sq.ft.

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

