



Ash Croft, Glazeley, Bridgnorth, Shropshire, WV16 6AB

BERRIMAN
EATON





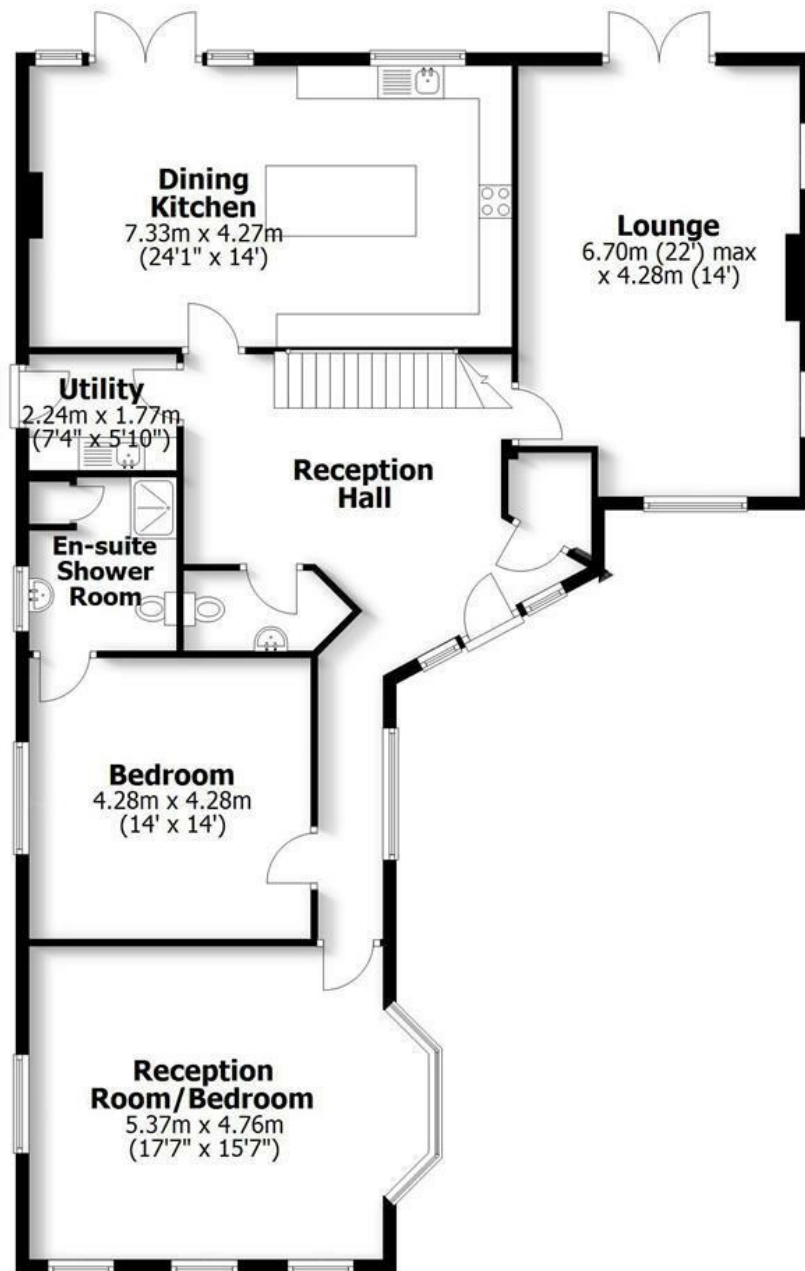
Ash Croft, Glazeley, Bridgnorth, Shropshire, WV16 6AB

Enjoying far reaching views this immaculate detached home provides well presented accommodation of generous proportions complete with an open plan dining kitchen, 3/4 bedrooms, two shower rooms and a detached double garage located just over 3 miles from Bridgnorth town centre.

Much Wenlock - 10 miles, Kidderminster - 14 miles, Ludlow - 19 miles, Shrewsbury - 22 miles, Telford - 15 miles, Wolverhampton - 17 miles, Birmingham - 29 miles.

(All distances are approximate).

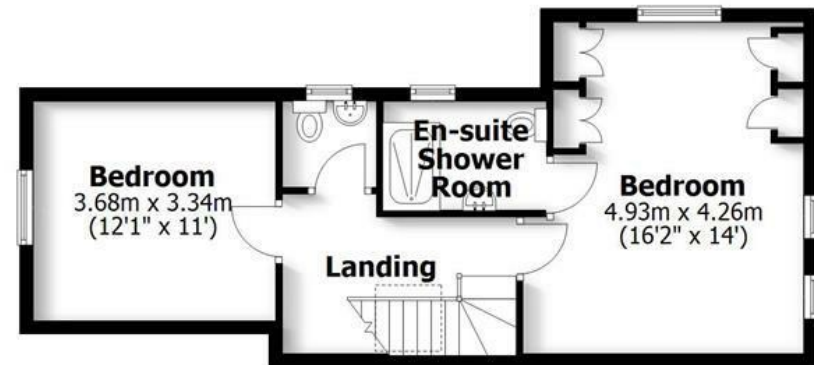
ASH CROFT
GLAZELEY, BRIDGNORTH



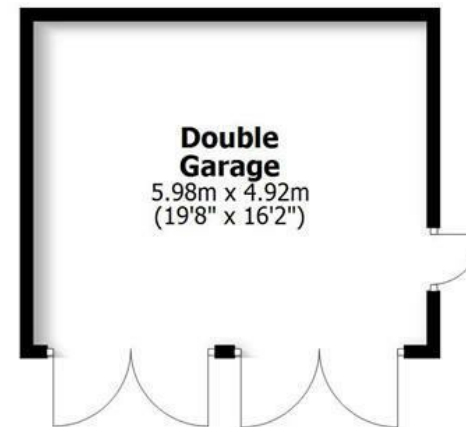
Ground Floor

HOUSE: 192.4sq.m. 2,071.5sq.ft.
GARAGE: 29.4sq.m. 316.9sq.ft.
TOTAL: 221.8sq.m. 2,388.4sq.ft.

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



First Floor



LOCATION

This is a semi-rural location with views, in a small hamlet, south west of Bridgnorth, with some of Shropshire's most beautiful countryside on its door step. The surrounding area is characterised by rolling farmland and wooded hillsides. The area provides great opportunities for walking, riding and other outdoor pursuits. The market town of Bridgnorth is located around 3 miles away which offers a good range of amenities to include a variety of shops, pubs and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many local attractions such as the Severn Valley Railway, Bridgnorth Castle and gardens, Northgate museum, theatre, cinema and the iconic Funicular Cliff Railway.

ACCOMMODATION

Approached via a gated driveway, the front door opens into a beautiful, light-filled, and spacious reception hall. This welcoming entrance provides cloak storage, a guest WC, and stairs rising to the first-floor bedrooms.

Positioned to the rear of the property is a stunning open-plan dining kitchen complete with log burner. The kitchen is fitted with a range of matching base and wall cabinets, granite worktops, and an inset sink unit. The kitchen includes a selection of built-in appliances such as a dishwasher, fridge freezer, and a Rangemaster LPG cooker. A central island provides additional storage and a breakfast bar area. A window and French patio doors open onto a beautiful, sunny patio terrace bordered by open farmland, offering far-reaching views.

A separate utility room offers further storage, plumbing for a washing machine, and access to the rear garden via a back door.

The lounge benefits from a triple aspect with views to the front, side, and rear. It features a fitted log burner and French patio doors leading directly onto the rear terrace.

Also accessed from the reception hall, which is flanked by floor-to-ceiling windows overlooking the front garden, is a ground-floor double bedroom with an adjoining en-suite shower room. This room also houses the oil central heating boiler. A further reception room beyond, also enjoying a triple aspect with a bay window to the front, offers versatility and could be used as an additional ground-floor double bedroom if required or independent space.

Upstairs, the principal double bedroom enjoys views to the rear, fitted wardrobes, and a modern en-suite shower room. Across the landing is a further double bedroom served by a separate WC and wash hand basin.

OUTSIDE

Ash Croft sits within grounds extending to around half an acre, boasting a large gravelled, gated driveway providing ample parking. The detached double garage has lighting and power connected. The beautifully maintained gardens extend to the sides and rear of the property, featuring shaped lawns, mature shrubs, and well-established, landscaped flower beds. To the rear, a spacious patio terrace offers an excellent degree of privacy and enjoys uninterrupted views across open farmland and far-reaching countryside beyond.

SERVICES

We are advised by our client that mains water and electricity are connected. Oil fired central heating and drainage via a septic tank. LPG Rangemaster cooker. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: F.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

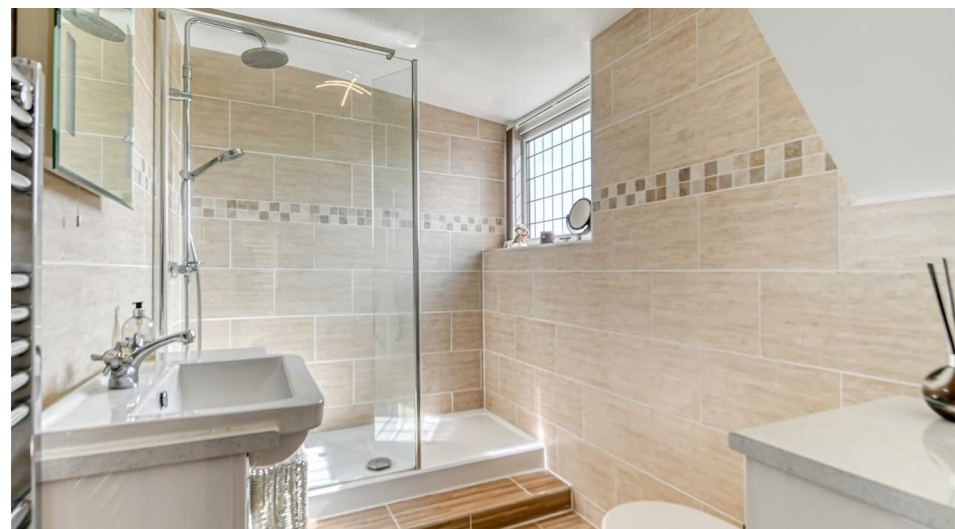
From Bridgnorth proceed out on the B4363 passing through Oldbury. Continue on this road for approximately 3 miles where you will enter the hamlet of Glazeley. The entrance to Ash Croft can be found on the left hand side identified by our for sale board.

Offers Around £690,000

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.







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