



1 Brook Hollow, Bridgnorth, Shropshire, WV16 4SG

BERRIMAN
EATON

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A greatly improved and stylishly presented modern detached home, with impressive accommodation now featuring a more open plan ground floor and four well proportioned double bedrooms with bathroom and en-suite. The property is being sold with a steel framed garden room completed to building regulation standard and presently used as a gym/games room. Brook Hollow is a popular edge of Town cul-de-sac, backing onto farmland and very convenient for a short walk into Town.

Ironbridge - 8 miles, Much Wenlock - 8.5 miles, Telford - 12 miles, Kidderminster - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Wolverhampton - 15 miles, Birmingham - 30 miles. (All distances are approximate).

LOCATION

Brook Hollow is a small residential development just half a mile from the bustling High Street and amenities of the town centre. The historic town of Bridgnorth offers an excellent range of facilities that include a diverse selection of shops, pubs/bars, cafés and restaurants, along with a selection of primary and secondary schooling, healthcare services and sports facilities including golf, rowing and cricket clubs. There are also many attractions for visitors such as the vintage Severn Valley Steam Railway, funicular Cliff Railway, Bridgnorth Golf Course and the towns playing fields are also close at hand. The location is also popular for access to the walking and cycling routes along the River Severn.

ACCOMMODATION

The front entrance opens into a welcoming hallway leading to the more open plan downstairs accommodation and featuring a guest WC. To the front of the property the lounge enjoys a bay window and feature log burner. The kitchen/dining area is bright with patio doors leading out to the garden. The kitchen area has been re-fitted with modern base and wall units and worktops with a built in fridge freezer, dishwasher, wine cooler and inset sink with a breakfast bar for informal dining. Currently the client has a 10 seater dining table in the open plan area. There is a separate utility area with provisions for a washing machine and dryer, integral access into the garage and a door opening to the side of the property.

Stairs rise to the first floor landing. The principal bedroom is very generously sized, with a large built in wardrobe, and an ensuite shower room with impressive walk-in slate rainfall shower, heated towel rail, WC and sink unit. There are a further 3 double bedrooms, each well portioned and benefitting from built in wardrobes; served by a stylish family bathroom with freestanding bath, walk in shower, heated towel rail WC and sink unit.

OUTSIDE

To the front there is a driveway with parking for two vehicles, a garage with electric roller shutter door, EC charger and side access through into the garden. The rear garden is a generous size and has been thoughtfully designed to offer a low-maintenance yet stylish outdoor living space, perfect for modern lifestyles with an AstroTurf lawn and patio seating areas with provisions for garden lighting. The garden room is a stand out feature of the property (costing around £30,000 to install), which could be utilised for a home office, a hobby room, gym or a peaceful garden retreat.

SERVICES

We are advised by our client that all main services are connected. Verification should be obtained by your surveyor. Currently there is Hive controls, Ring security and we believe the boiler was replaced around 2018.

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: E

<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By Separate Negotiation.

VIEWING ARRANGEMENTS

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Asking Price
£550,000

EPC:

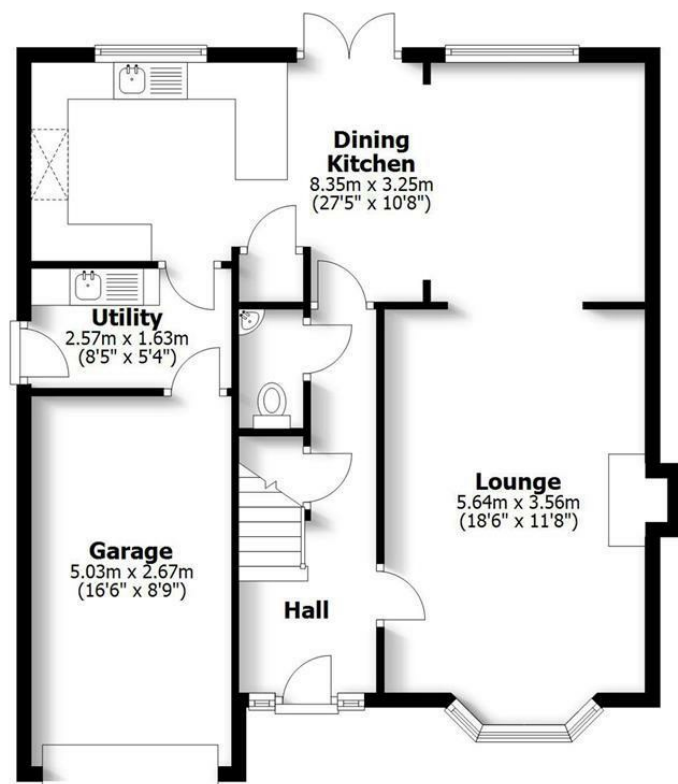
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



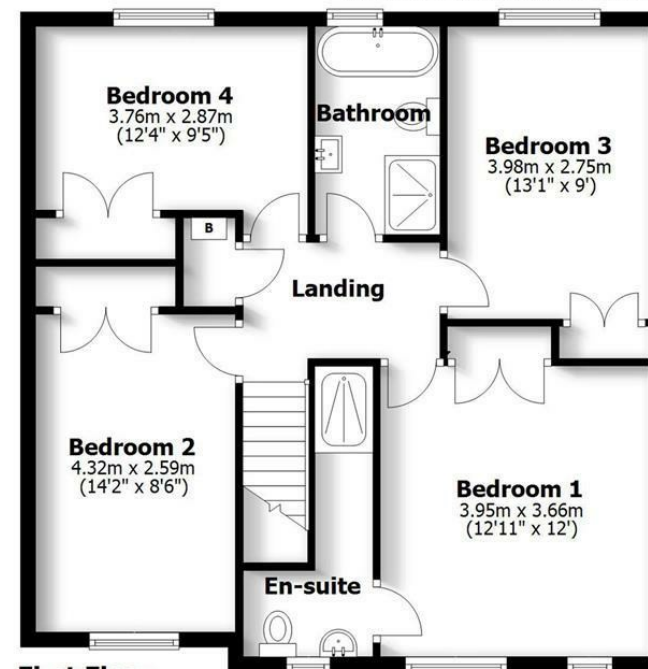
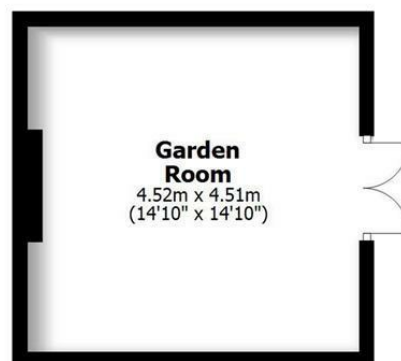
1 BROOK HOLLOW BRIDGNORTH

HOUSE: 130.4sq.m. 1404sq.ft.
GARDEN ROOM: 20.4sq.m. 220sq.ft.
GARAGE: 13.4sq.m. 145sq.ft.
TOTAL: 164.2sq.m. 1769sq.ft.

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



Ground Floor



First Floor

