



25 Staley Grove, Highley, Bridgnorth, Shropshire, WV16 6FB

BERRIMAN  
EATON

## 25 Staley Grove, Highley, Bridgnorth, Shropshire, WV16 6FB

Built in 2018, this well-presented modern home comes complete with the remainder of a 10-year warranty and is available with no upward chain. The spacious interior includes a welcoming entrance hall, contemporary kitchen, lounge, and two well-proportioned bedrooms served by a modern family bathroom on the first floor. Outside, the property benefits from a private driveway and a fully enclosed lawned garden. Bridgnorth - 6 miles, Kidderminster - 12 miles, Bewdley - 8 miles, Ludlow - 19 miles, Shrewsbury - 27 miles, Telford - 19 miles, Wolverhampton - 20 miles. (All distances are approximate).

### LOCATION

The village of Highley is situated approximately six miles from the historic market town of Bridgnorth with wonderful rolling Shropshire countryside surrounding the village. Highley is within easy access of Kidderminster, Telford and the West Midlands conurbation whilst the area offers an abundance of beautiful countryside walks, its also close to the River Severn and the heritage Severn Valley Railway Museum. Highley is a very popular commuter village with a full range of shops and local amenities including a medical practice, leisure facilities and swimming pool at the Severn centre, golf course and Highley primary school with regular public transport to both Kidderminster and Bridgnorth.

### ACCOMMODATION

Upon entry, the front door opens into a light and welcoming entrance hall, featuring a staircase leading to the first floor and access to a guest cloakroom/WC.

The modern kitchen is well-appointed with matching base and wall units, worktops, and a sink unit. Integrated appliances include an oven, gas hob with extractor hood, dishwasher, fridge, and freezer. There is also provision for a washing machine. A window to the front elevation provides natural light to the space.

To the rear of the property is a spacious lounge, benefitting from French patio doors that open directly onto the garden, creating a bright and airy atmosphere. A useful storage cupboard is also located in this room.

Upstairs, the landing offers access to the loft and leads to two well-proportioned bedrooms, along with a generously sized bathroom. The bathroom is fitted with a white suite comprising a WC, hand basin, and a panelled bath with shower over.

### OUTSIDE

To the front of the property, a block paved driveway provides off-road parking for two vehicles. Gated side access leads to the rear garden, which is mainly laid to lawn and features a patio terrace. The garden is fully enclosed by fencing and enjoys a pleasant, private aspect to the rear.

### SERVICES

We are advised by our client that all main services are connected. 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. Vacant possession will be given upon completion.

### COUNCIL TAX

Shropshire Council.  
Tax Band: B.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

Leaving Bridgnorth heading out towards Chelmarsh on the B4555. On entering Highley, take a left turn onto Staley Grove and follow around to the left where number 25 can be found on the right hand side identified by our for sale board.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

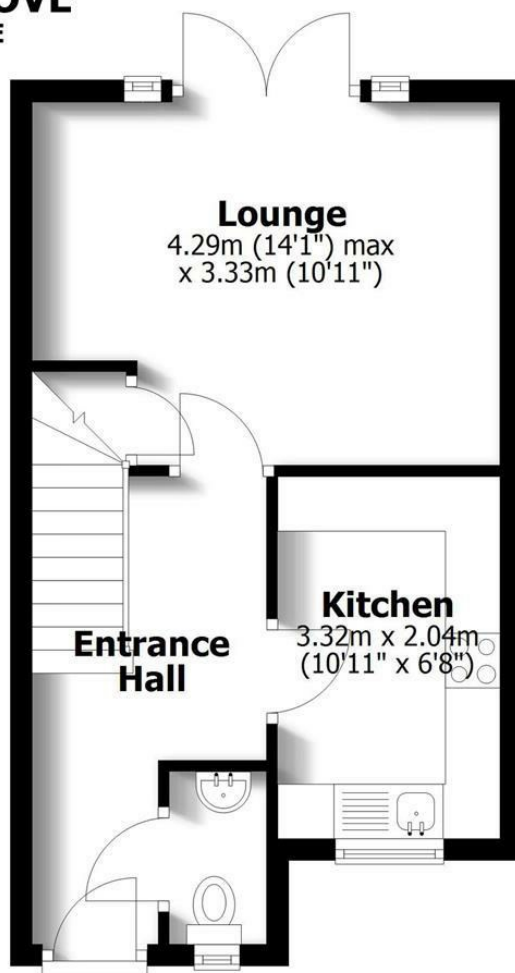
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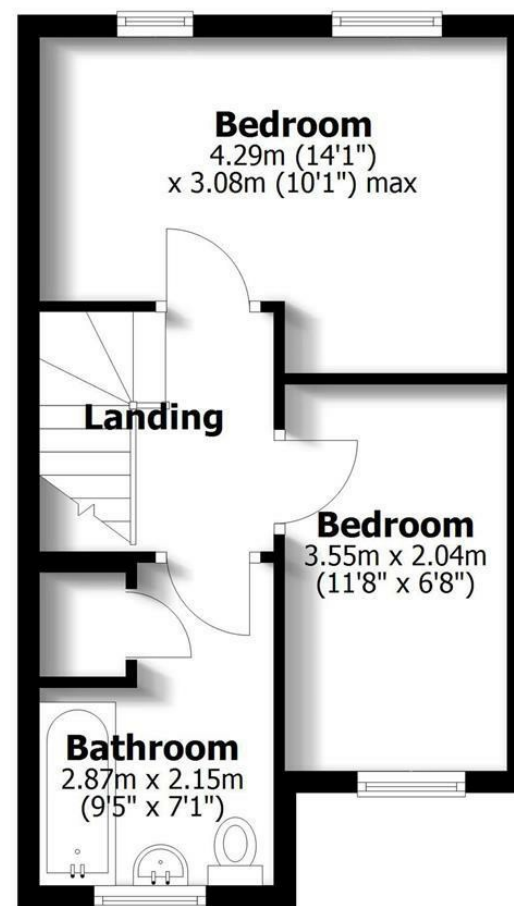
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 25 STALEY GROVE HIGHLEY, SHROPSHIRE



Ground Floor



First Floor

**TOTAL: 62.1sq.m. 669.0sq.ft.**

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

