



23 Conduit Lane, Bridgnorth, Shropshire, WV16 5BW

BERRIMAN  
EATON

## 23 Conduit Lane, Bridgnorth, Shropshire, WV16 5BW

A much improved, three double bedroom, traditional style detached family home, there is also a guest WC and utility. Enjoying a corner position in this sought after High Town location with good off road parking, there is also space to increase the private garden area to the side. With recently installed solar panels, the house also benefits from air source heating making this an energy efficient home.  
Shrewsbury - 19 miles, Telford -14 miles, Wolverhampton - 15 miles, Kidderminster - 14 miles, Birmingham - 27 miles, Ludlow - 18 miles.  
(All distances are approximate).

### LOCATION

The historic market town of Bridgnorth offers an extensive selection of facilities including shops, primary and secondary schooling, health services, post offices and numerous pubs, cafés and restaurants. There is also a good selection of sports clubs, weekend markets and local attractions such as the Severn Valley Railway, River Severn and the Cliff Railway. Conduit Lane is a much sought after location being within walking distance to the town's High Street and Castlefield's primary school with an abundance of walks and near-by public transport routes to local and regional centres.

### ACCOMMODATION

Entering into a through hallway, this spacious area has wooden flooring and stairs rising to the first floor with a modern guest cloakroom/WC. The front lounge has a bay window to the front elevation, window to the side and double doors opening through into the dining area. The kitchen is fitted with matching base and wall cabinets, sink unit with work tops over along with fitted appliances to include an oven, microwave, dishwasher and a gas hob with extractor hood along with a useful pantry cupboard. Open plan off the kitchen is the dining area with double French doors opening out to the garden. An inner hall leads off with integral access into the garage, a separate utility room having an inset stainless steel sink unit and the provision for a washing machine and dryer and a sliding door into the study with a door and window out to the garden.

From the hall stairs rise to the first floor landing with the principal double bedroom having a bay window to the front elevation and fitted wardrobes. A second guest double bedroom enjoys elevated views to the rear across to town. There is a third bedroom and a spacious family bathroom comprising a modern white suite to include a bath, walk in shower, WC, bidet and wash hand basin with vanity cupboard below.

### OUTSIDE

Enjoying a corner position, a gravelled driveway to the front provides off road parking with access to the single garage with further parking to the side. The property is set behind a lawned garden and hedge boundary. The garden area extends around to side and rear, mainly laid to lawn with a patio seating area and walled boundary.

### SERVICES

We are advised by our client that all main services are installed. Verification should be obtained from your surveyor.

### COUNCIL TAX

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

### FIXTURES AND FITTINGS

By separate negotiation.

### TENURE

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

### VIEWING ARRANGEMENTS

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

#### 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)

#### Lettings Office

01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

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

Offers Around  
£499,950

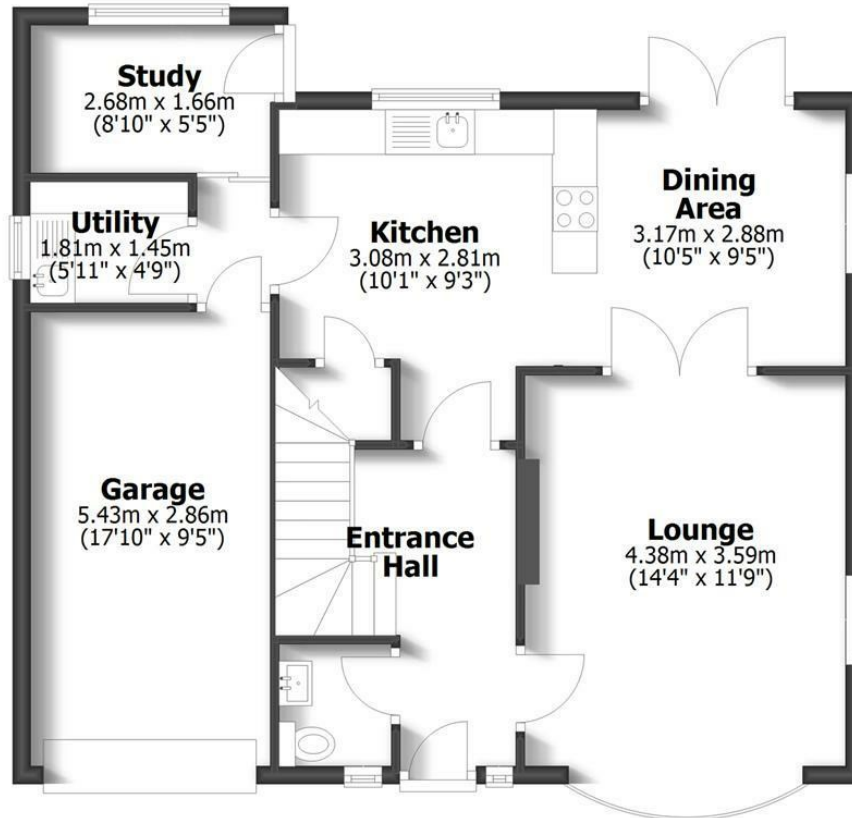
EPC: C

**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.

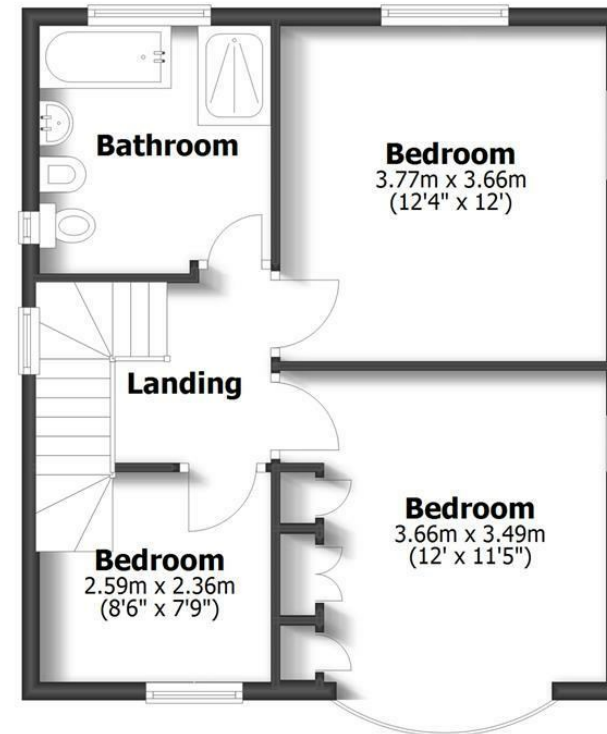
**23 CONDUIT LANE  
BRIDGNORTH**

HOUSE: 102.8sq.m. 1,106.6sq.ft.  
GARAGE: 13.7sq.m. 147.1sq.ft.  
**TOTAL: 116.5sq.m.1,253.7sq.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**





