



15 Pale Meadow Road, Bridgnorth, Shropshire, WV15 6BE

BERRIMAN  
EATON



## 15 Pale Meadow Road, Bridgnorth, Shropshire, WV15 6BE

A spacious four bed detached house in this very popular location with good gardens and a garage. The property has undergone modern improvements including a full length dining kitchen with Bosch appliances, re-fitted en-suite, conservatory and block paved drive with parking for three cars.  
Telford - 12.4 miles, Kidderminster - 13.4 miles, Stourbridge - 14.2 miles, Much Wenlock - 9.1 miles, Wolverhampton - 14.3 miles, Shrewsbury - 21.5 miles.  
(All distances are approximate).

### LOCATION

Being a sought after location on the eastern side of the River Severn providing easy access to river walks and countryside footpaths beyond. Local convenience shops include an M&S Foodhall, Co-Op and a Tesco Express, in addition to a broad selection of eateries only a short walk away. It's an easy and scenic stroll over the old town bridge to the historic Conservation Area including links to the bustling High Street and markets which also holds annual events. Here there are more local attractions and places of interest including a local cinema and theatre along with a good selection of shops, hospital and healthcare services, schooling, sports facilities, restaurants, pubs and cafés. The Severn Valley Steam Railway can be reached on foot through the Castle Gardens.

### OVERVIEW

Purchased in 2018, this detached house has undergone considerable improvements and is presented to a high standard. Karndean flooring extends through the ground floor and there is gas central heating having a Worcester Bosch boiler installed approximately in 2019.

### ACCOMMODATION

Entering into the reception hall, there is a re-fitted guest cloakroom, useful coat and boot cupboard and beyond a spacious lounge featuring a brick fire place and gas fire. This room leads into the adjoining conservatory with views across the rear garden. The full length dining kitchen has been re-fitted with matching base and wall units, inset sink unit and Bosch appliances that include a gas hob and oven along with other integrated appliances including a dishwasher, fridge and freezer with LED lighting. A utility cupboard provides further storage along with the provision for a washing machine.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal double bedroom boasts a re-fitted en-suite shower room, finished with complimentary tiling. The modern house bathroom has also been re-fitted with co-ordinated tiling comprising a WC, hand basin and bath with shower over.

### OUTSIDE

This is an interesting plot with good size gardens extending to the front and side, with an enclosed, private rear garden. The wide block paved drive (laid in 2022) easily fits three cars and gives access to the rear through a side gate and the garage which has a pedestrian door into the rear garden. The garden is landscaped with a patio and mature planting in the borders making this a lovely setting. There is a covered access from the rear door to the side garden.

### TENURE

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

### SERVICES

We are informed by our clients that main services are connected. Verification should be obtained from your surveyor.

### COUNCIL TAX

Shropshire Council.  
Tax Band: C.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

Leaving Bridgnorth high town proceeding through low town crossing over the River Severn into Mill Street, at the island take the third exit passing the petrol station on your left continuing onto Hospital Street. Take a right turn into Pale Meadow Road where number 15 can be found a short distance along on the right hand side.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

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#### Wombourne Office

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#### Lettings Office

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#### Worcestershire Office

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Asking Price  
£450,000

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.



## 15 PALE MEADOW ROAD BRIDGNORTH, SHROPSHIRE

HOUSE: 96.4sq.m. 1,038.1sq.ft.  
GARAGE: 13.4sq.m. 144.6sq.ft.  
**TOTAL: 109.8sq.m. 1,182.7sq.ft.**

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





