



12 Queensway Drive, Bridgnorth, Shropshire, WV16 4JF

BERRIMAN
EATON

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A stylishly presented, large four bedroom detached family home, ideally located within walking distance of schools and local amenities. The property features a low-maintenance landscaped garden, a driveway, and an adjoining garage.

Bridgnorth High Street - 0.5 mile, Telford - 14 miles, Kidderminster - 15 miles, Stourbridge - 16 miles, Shrewsbury - 20 miles, Ludlow - 20 miles, Birmingham - 30 miles.
(All distances are approximate).

LOCATION

The property is just a short walk from a local convenience store and other shops with regular public transport. Ideal for families, there are near-by sports clubs and the leisure centre with both primary and secondary schools within walking distance. Bridgnorth provides a full range of shopping facilities and healthcare services. The major commercial centres of Telford, Wolverhampton and Birmingham are within easy commuting distance. The town centre of Bridgnorth has lively weekend markets an abundance of restaurants, pubs and cafes along with plenty of historical places of interest to include the Severn Valley Railway, Theatre on The Steps and an Art Deco cinema. The funicular Cliff Railway rises from the banks of the river Severn up to Castle Walk to give a stunning view over the Severn Valley.

ACCOMMODATION

The ground floor comprises an inviting entrance hall with a solid wood front door, understairs storage, and stairs rising to the first floor. Doors lead off to a generous lounge featuring a large window to the front aspect, and an impressive open-plan dining kitchen that flows through to the living area—complete with full-height windows and French doors opening out to the rear garden. The kitchen is fitted with a stylish range of high-gloss white units and Quartz worktops, incorporating a breakfast bar. Integrated appliances include a fridge, dishwasher, oven, ceramic hob, and an inset sink unit. A large cupboard provides excellent additional storage.

From the kitchen, a door leads to an inner hall offering access to a guest WC, a utility room having provision for laundry appliances, a side entrance, and an internal door to the integral garage.

From the hall, stairs rise to the first floor split landing with a useful store cupboard. The master bedroom is positioned to the front with an modern en-suite shower room. There are a further two good sized double bedrooms, a fourth smaller bedroom and a contemporary family bathroom having been re-fitted with a contemporary white suite with underfloor heating comprising of a free standing bath, WC, wash hand basin with vanity unit, heated towel and a separate corner shower.

OUTSIDE

The property is set back behind a tarmac driveway with a foregarden and access to the adjoining garage, which features a remote-controlled roller shutter door, lighting, and power points.

Gated side access leads to the attractive rear garden, which has been thoughtfully landscaped for low-maintenance living. It is laid with artificial 4G lawn and complemented by a porcelain tiled patio terrace, all enclosed by secure fencing—offering a private outdoor space.

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. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

FIXTURES AND FITTINGS

By separate negotiation.

COUNCIL TAX

Council Tax Band: D.
Shropshire Council.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Whitburn Street, proceed onto the High Street and turn left at the T-junction. Continue under the Northgate and head straight over the mini roundabout, then take the next left onto Innage Lane. Follow the road, passing St. Leonard's Infant and Primary School. As the road bends to the left, turn right onto Queensway Drive where number 12 can be found a short distance along on the right hand side.

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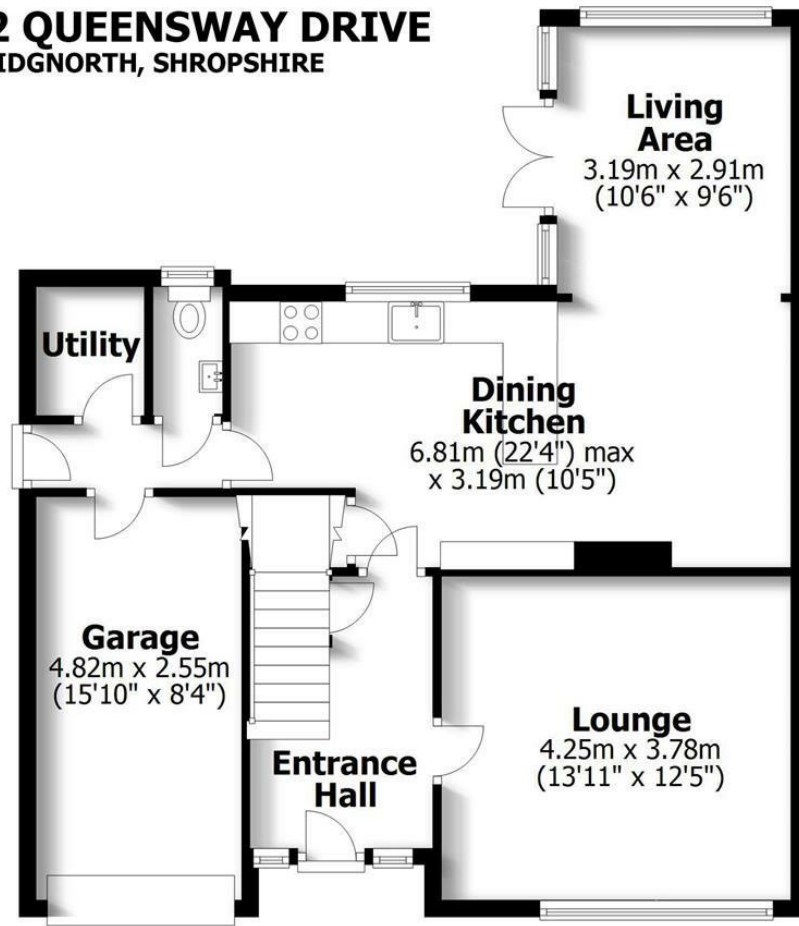
Offers Around
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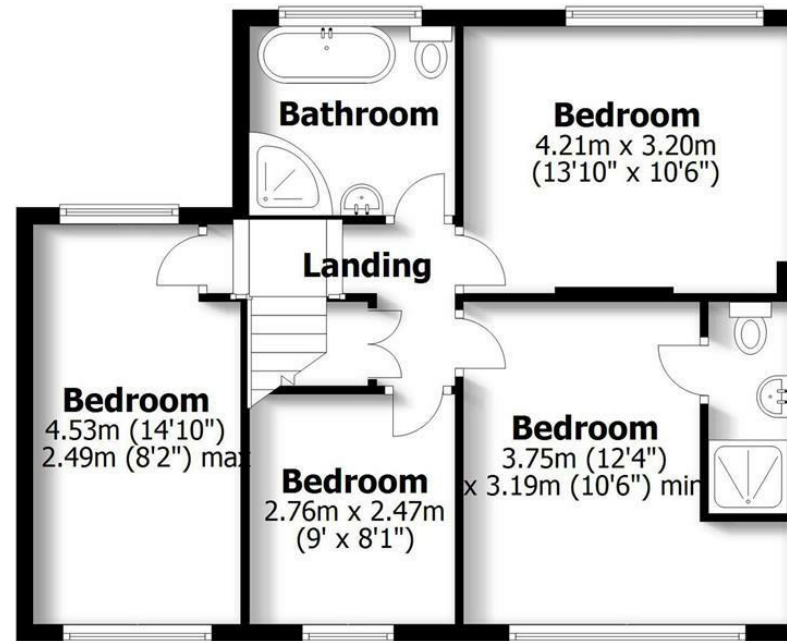
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



12 QUEENSWAY DRIVE BRIDGNORTH, SHROPSHIRE



Ground Floor



First Floor

HOUSE: 118.9sq.m. 1,279.8sq.ft.
GARAGE: 10.8sq.m. 116.0sq.ft.
TOTAL: 129.7sq.m.1,395.8sq.ft.

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

