



4 Willow Close, Hilton, Bridgnorth, Shropshire, WV15 5PX

BERRIMAN  
EATON









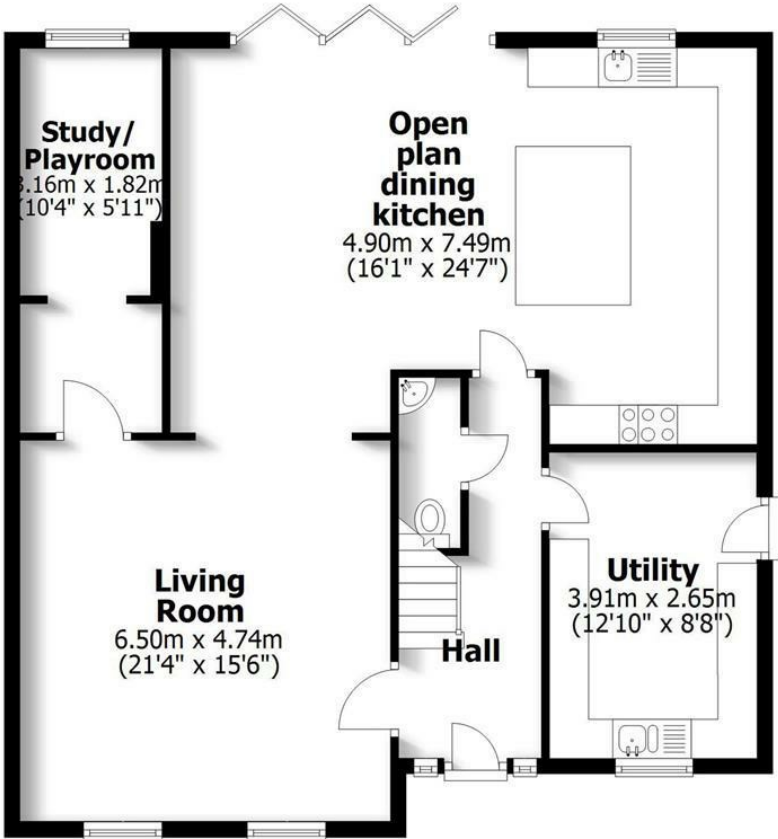
## 4 Willow Close, Hilton, Bridgnorth, Shropshire, WV15 5PX

This detached family home offers an exceptional blend of modern comfort and stylish design enjoying extensive, well-maintained gardens to the rear. With four bedroom accommodation near Bridgnorth, this is a truly wonderful home.

Bridgnorth - 5 miles, Telford - 13 miles, Wolverhampton - 10 miles, Stourbridge - 13 miles, Shrewsbury - 31 miles, Ludlow - 24 miles, Birmingham - 26 miles.  
(All distances are approximate).



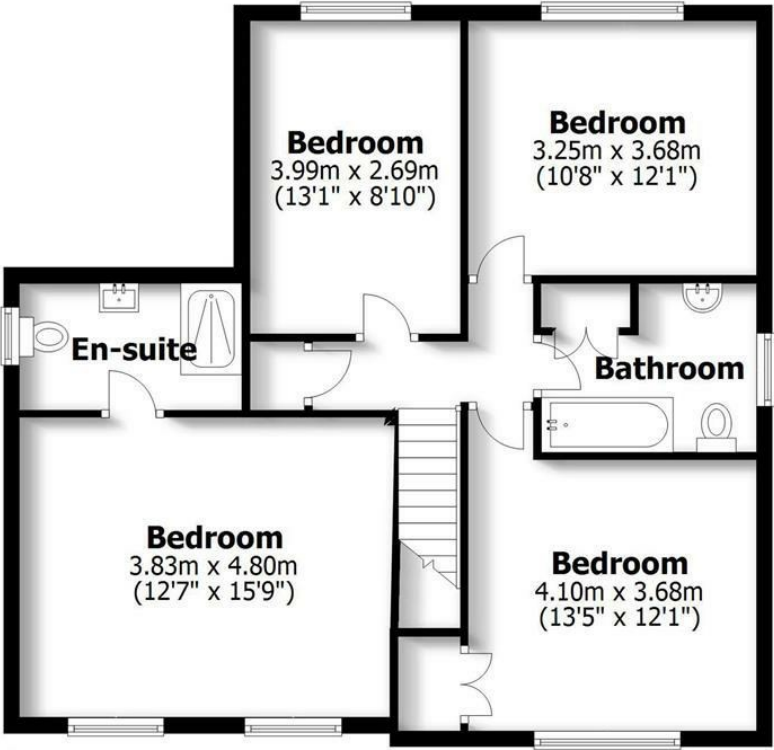
**4 WILLOW CLOSE**  
**HILTON, BRIDGNORTH**



**Ground Floor**

HOUSE: 164.1sq.m. 1,766.6sq.ft.  
**TOTAL: 164.1sq.m.1,766.6sq.ft.**

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



**First Floor**



## LOCATION

The hamlet of Hilton is located only a short distance from the historic market town of Bridgnorth off the A454 between the major centres of Wolverhampton, Telford, Dudley and Stourbridge making an ideal base for commuters. There are more local amenities with a general store and popular café located in Rudge Heath and Worfield village, where there is a village school and nursery. Locally there are a number of good pubs and eateries, with near-by public transport services. This semi rural location provides instant access to an abundance of beautiful countryside walks and there is an excellent choice of golf, tennis and cricket clubs.

## ACCOMMODATION

Upon entering, the front door opens into an entrance hall, featuring a guest cloakroom/WC and a staircase leading to the first floor. The hall and ground floor living space is finished with stylish herringbone Camaro flooring, complemented by underfloor heating throughout, creating a warm and contemporary welcome.

The spacious living room enjoys a pleasant outlook to the front elevation. A connecting door leads to a versatile reception room, currently used as a playroom but equally well-suited as a home office. To the rear of the property lies an impressive open-plan dining kitchen. Expansive bi-fold doors open seamlessly onto the rear garden, flooding the space with natural light. The contemporary kitchen is superbly appointed with sleek, base and wall units topped with work surfaces and an inset sink unit. A central island with a breakfast bar provides both additional workspace and a sociable dining area. A comprehensive range of integrated appliances includes a double oven, microwave, warming drawer, six-ring induction hob with extractor above, dishwasher, wine cooler, and full-height fridge and freezer. Adjacent to the kitchen, a well-equipped utility room provides convenient side access and a window to the front elevation. It features matching cabinetry, a central heating boiler, additional worktop space, a sink unit, and plumbing for both a washing machine and tumble dryer.

To the first floor, the generously proportioned principal bedroom enjoys an outlook to the front and benefits from a modern en-suite shower room, beautifully appointed with a walk-in tiled shower, wash basin, and WC.

There are three further well-sized double bedrooms, each offering ample space for furnishings. The family bathroom is fitted with a contemporary suite comprising a bath with shower over, wash basin, and WC, complemented by an airing cupboard providing useful storage.

## OUTSIDE

Situated within a peaceful cul-de-sac, the house with exceptionally large gardens is set back from the road behind a tarmac driveway and a neatly lawned foregarden, providing ample off-road parking. Gated side access leads to an extensive and beautifully maintained rear garden, which enjoys a high degree of privacy.

The garden is mainly laid to lawn and enclosed by fencing, mature shrubs, and trees, creating a tranquil outdoor space. A large decked terrace extends from the dining kitchen, offering an excellent space for outdoor dining and entertaining.

## SERVICES

We are advised by our clients that mains water, drainage and electricity are connected. The central heating is oil fired. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council.  
Tax Band: F.

## 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.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

From Bridgnorth proceed towards Wolverhampton on the A454. Hilton is approximately 5 miles from Bridgnorth. When entering the Hamlet of Hilton, take a right hand turn into Sandpit Lane, then second left into Willow Close, where the property is located on the right.

Offers Around £600,000

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.













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**BERRIMAN EATON**