

6 The Croft, Bridgnorth, Shropshire, WV15 5AE

BERRIMAN EATON



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An extended and high quality home, presented with immaculate accommodation and landscaped gardens close to Town. Originally 4 bedrooms (which could easily be re-instated), viewing is highly recommended to appreciate the space and standard of finish.
Much Wenlock - 9 miles, Telford - 13 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Ludlow - 21 miles, Wolverhampton - 14 miles, Birmingham - 33 miles.
(All distances are approximate).

LOCATION

The Croft is conveniently positioned within walking distance of all amenities in both Low Town and High Town. The cul-de-sac location allows you to enjoy the excellent array of facilities entirely on foot. These include primary and secondary schooling, healthcare services, hospital, post offices, places of interest, and a wide selection of shops, pubs, eateries, and sports facilities. The area is also home to a number of popular attractions such as the Severn Valley Railway, scenic River Severn walks, and the iconic Cliff Railway.

ACCOMMODATION

This property enjoys a large plot, positioned behind a long driveway and enjoying a private rear garden. The accommodation has been extended several times and updated with tasteful, high quality fittings. Oak floors flow seamlessly through the ground floor living areas with a shaker style kitchen, fitted office furniture and refitted bathrooms. An enclosed porch leads into the through hall with a guest cloakroom/WC continuing into: The kitchen overlooking the front of the property and is equipped with modern cabinets, granite worktops, a sink unit, and built-in appliances including a dishwasher and combi-microwave, Britannia Range Oven and a Samsung fridge. The bright dining room enjoys views of the garden through its windows and patio door and the spacious living room features a remote-control gas fire set within a stylish surround. French doors open onto the patio terrace with gardens beyond. Another versatile reception room, currently arranged as a home office, includes fitted cupboards, shelving and a desk, and has a window to the front. This room also provides internal access to the garage and leads through to a well-appointed utility room with matching cabinetry, a sink unit and plumbing for laundry appliances. A stable door opens directly into the garden.

Stairs from the hall rise to the first-floor landing, from where doors lead to two double bedrooms, each benefiting from fitted wardrobes and both served by the family bathroom. The bathroom is fitted with a suite comprising a WC, hand basin and a bath with shower over.

The principal bedroom suite is a generous and features a walk-in dressing room with fitted wardrobes (formerly Bedroom Four) together with a modern en-suite shower room, appointed with a WC, hand basin, heated towel rail and a large walk-in shower. (Bedroom 4 could be reinstated if desired).

OUTSIDE

Set back behind a block paved driveway providing excellent off-road parking for a number of vehicles, a walled boundary encloses a lawned foregarden, attractively planted with mature shrubs and well-stocked borders.
Gated access leads through to the well-maintained rear private rear garden.. The garden is mainly laid to lawn with a generous patio terrace that extends to the side, and a pathway leading to the garden shed. The borders are thoughtfully planted, offering a variety of flowering plants and shrubs for year round interest.

SERVICES

We are advised by our clients that mains services are connected. 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

Proceeding away from High Town crossing over the Old Bridge in Low Town continuing onto Mill Street. At the island take the first exit onto the Telford Road (A442), then take the next right into The Croft where number 6 can be found along on the left hand side.

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Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
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Wombourne Office
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www.berrimaneaton.co.uk

Offers Around
£620,000

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.





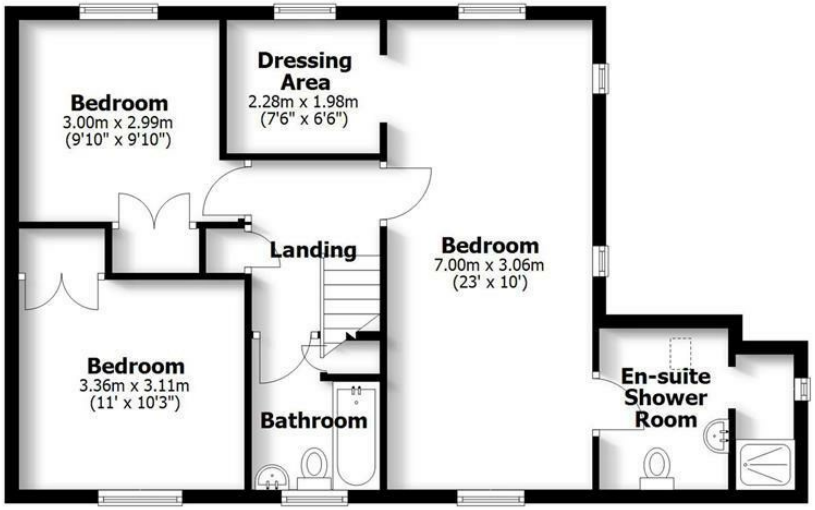

6 THE CROFT
BRIDGNORTH

HOUSE:	156.0sq.m.	1,678.7sq.ft.
GARAGE:	15.9sq.m.	171.0sq.ft.
TOTAL:	**171.9sq.m.**	**1,849.7sq.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







