2 Grasmere Drive, Highley, Bridgnorth, WV16 6EE

BERRIMAN
EATON

2 Grasmere Drive, Highley, Bridgnorth, WV16 6EE

A well presented three bedroom detached bungalow occupying a generous corner plot close to local amenities and the primary school. The property offers spacious and versatile accommodation together with two driveways, an adjoining garage and a private rear garden featuring a timber garden room ideal for home working.
Highley High Street - 0.5 miles, Bridgnorth - 7 miles, Telford - 19 miles, Kidderminster - 11 miles, Ludlow - 20 miles, Wolverhampton - 21 miles, Shrewsbury - 33 miles, Birmingham- 31 miles.
(All distances are approximate).

LOCATION

The village of Highley is situated to the South West of Bridgnorth, approximately 7 miles away. There are good local amenities that include a leisure centre, shops, driving range, primary school, the renowned Severn Valley Railway and Museum and wonderful surrounding Shropshire countryside. This location is ideal for those who enjoy peace and quiet and access to countryside walks and other pursuits.

ACCOMMODATION

Situated within a popular village location and conveniently placed for local amenities and the primary school, this well-presented bungalow enjoys a corner plot offering spacious and versatile accommodation throughout.

The property is entered via a front door opening into a generous reception hall, providing access to the principal bedrooms and living areas. The kitchen is fitted with a range of base and wall units with worktops over, incorporating a sink unit and a selection of appliances including an oven/grill, ceramic hob with extractor hood, dishwasher and washing machine. A useful pantry cupboard provides additional storage. Adjacent to the kitchen is an inner hall offering further storage and integral access to the garage. From here, a conservatory enjoys views over the rear garden and provides an additional living space. The living room overlooks the front elevation and features an attractive fireplace. Bi-fold doors open through to the dining room, which in turn leads to an adjoining sitting room enjoying an open fire and a window to the front aspect, creating a flexible and sociable layout.

There are three well-proportioned bedrooms, with the principal bedroom enjoying the benefit of a private en-suite shower room. The remaining two bedrooms are served by a modern family bathroom fitted with a WC, wash hand basin and a bath with shower over.

OUTSIDE

The property occupies a generous corner plot, benefitting from two driveways providing ample off-road parking, together with an adjoining garage. To the rear, the enclosed garden enjoys a high degree of privacy and is bordered by established hedge boundaries. Within the garden is a useful greenhouse and a timber garden room, currently utilised as a home office, offering an ideal space for home working or hobbies.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected to the property. Oil fired central heating. Vacant possession will be given upon completion. Verification should be obtained by your surveyor.

TENURE / COUNCIL TAX

We are advised that the property is FREEHOLD. Verification should be obtained by your solicitor.
Shropshire Council.
Tax Band: D.

VIEWING ARRANGEMENTS

Strictly by appointment through Berriman Eaton Bridgnorth office.

DIRECTIONS

Leaving Bridgnorth heading out towards Chelmarsh on the B4555. On entering Highley follow the road around and take a right turn into Redstone Drive then right again into Grasmere Drive where the property is positioned first on the right handside.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£380,000

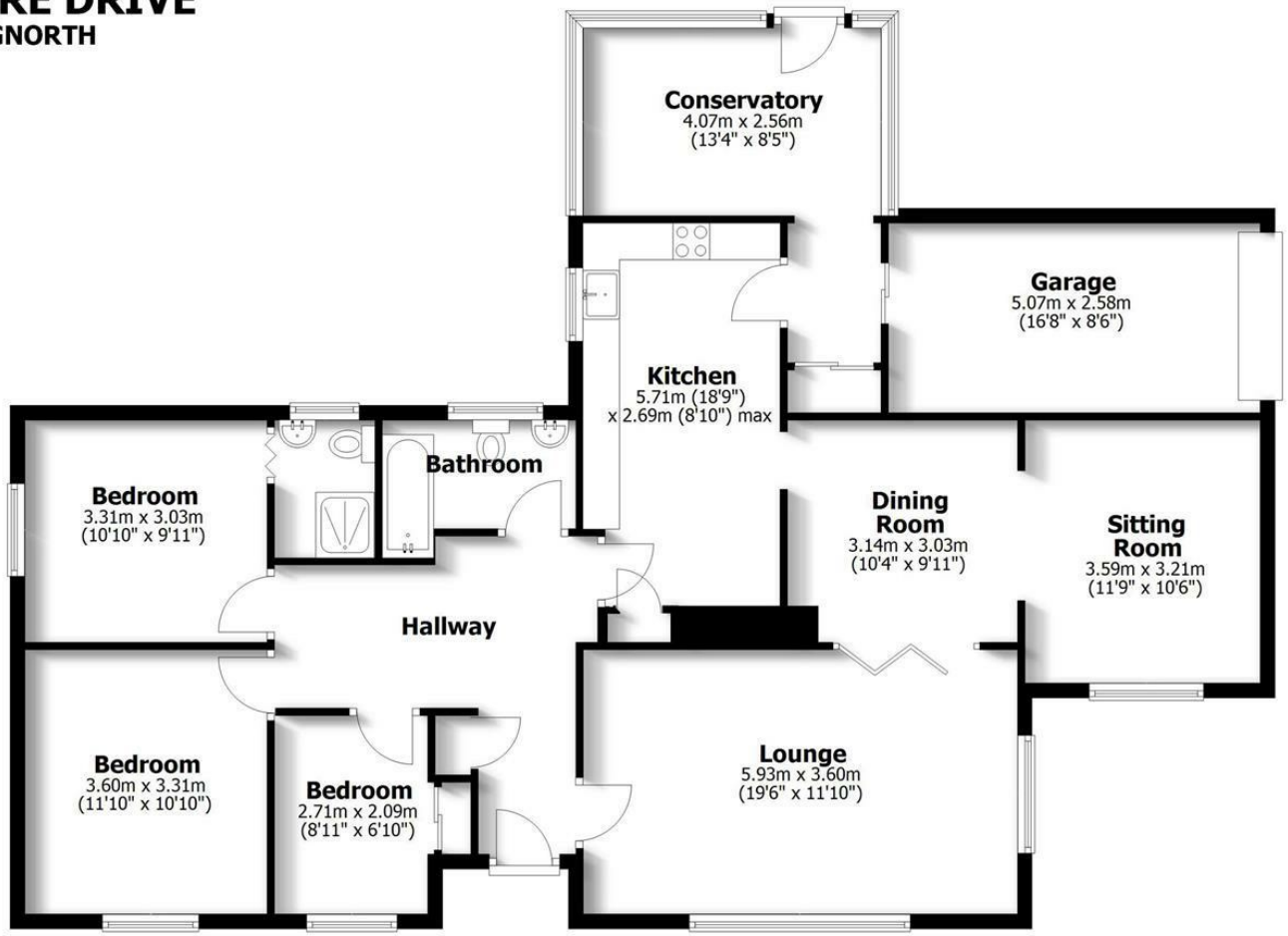
EPC: D

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.

2 GRASMERE DRIVE
HIGHLEY, BRIDGNORTH

BUNGALOW:	123.1sq.m.	1,325.4sq.ft.
GARAGE:	13.1sq.m.	141.0sq.ft.
TOTAL:	**136.2sq.m.**	**1,466.4sq.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