



38 Hazledine Way, Bridgnorth, WV16 5AE

BERRIMAN  
EATON

## 38 Hazledine Way, Bridgnorth, WV16 5AE

A well presented modern four bedroom detached home enjoying a South facing landscaped garden and a garage located just a mile from the bustling High Street. Much Wenlock - 7 miles, Shrewsbury - 21 miles, Ludlow - 19 miles. Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Stourbridge - 15 miles, Birmingham - 31 miles. (All distances are approximate).

### LOCATION

This modern residential development is located just on the edge of the High Town between the vibrant historic market town and Greenbelt countryside. Bridgnorth town is easily accessible to the West Midlands major centres and Shropshire towns. The historic market town itself offers a good range of amenities to include a variety of shops, pubs, cafes and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many local attractions such as the vintage Severn Valley Railway, Bridgnorth Castle and gardens, Northgate museum, theatre, cinema and the iconic Funicular Cliff Railway.

### ACCOMMODATION

The front door opens into the hall with stairs rising to the first floor, an understairs storage cupboard and a convenient guest cloakroom/WC. A door leads through to the front sitting room, a versatile space that could alternatively be used as a home office or playroom, featuring a bay window to the front elevation. The main living room also overlooks the front elevation and centres around an electric fire set within an surround. Double doors open into the dining kitchen. The spacious open plan dining kitchen is tiled throughout and fitted with a range of matching base and wall cabinets complemented by quartz worktops and an inset sink unit. Integrated appliances include a built-in double oven and grill, gas hob with extractor hood above. Double doors and a window open onto the rear garden, allowing plenty of natural light. Adjoining the kitchen is a separate utility room providing space and plumbing for a washing machine and tumble dryer along with housing the wall-mounted central heating boiler.

To the first floor the landing offers access to the loft and an airing cupboard. The principal double bedroom enjoys a front aspect and is fitted with a range of wardrobes and benefits from a private en-suite shower room comprising a white suite with WC, pedestal wash hand basin and shower, with a window to the front elevation. There are three further bedrooms, two of which are doubles overlooking the rear aspect. The family bathroom is fitted with a white suite including a WC, pedestal wash hand basin and panelled bath, with a glazed window to the side elevation.

### OUTSIDE

A driveway is positioned to the side of the property, providing tandem parking for two vehicles and access to the single garage. The South facing rear garden has been attractively landscaped and features a patio terrace, lawned garden and shaped planted borders.

### 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. Verification should be obtained by your Solicitors.

### COUNCIL TAX

Shropshire Council.  
Tax Band: E.

### VIEWING ARRANGEMENTS

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

### FIXTURES & FITTINGS

By separate negotiation.

### DIRECTIONS

Proceed away from Bridgnorth High Street via Salop Street proceeding onto the Wenlock Road. At the mini roundabout turn left into the Wenlock Rise development and continue through taking a right turn into Hazledine Way where number 38 can be found towards the head of the cul-de-sac just off the mini roundabout.

#### 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  
wombourne@berrimaneaton.co.uk

Asking Price  
£450,000

EPC: C

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

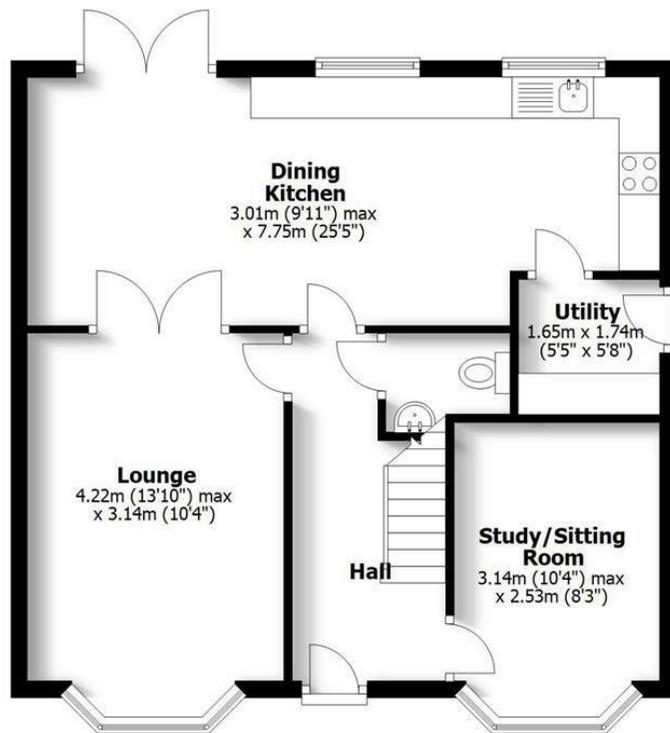
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



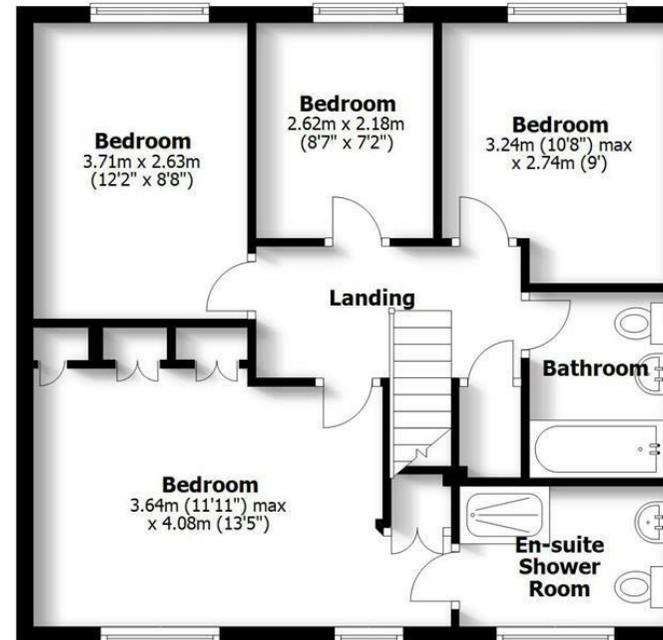
**38 HAZLEDINE WAY  
BRIDGNORTH**

HOUSE: 114.3sq.m. 1,230.8sq.ft.  
 GARAGE: 16.5sq.m. 177.8sq.ft.  
**TOTAL: 130.8sq.m. 1,408.6sq.ft.**

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



**Ground Floor**



**First Floor**



