



53 Clee View Road, Bridgnorth, WV16 4PA

BERRIMAN
EATON

53 Cleve View Road, Bridgnorth, WV16 4PA

A well-presented two-bedroom semi-detached home situated within this popular residential area and benefiting from private front and rear gardens. With local shopping, the property is only around 1 mile from the bustling High Town and full range of amenities.

Much Wenlock - 7 miles, Telford - 15 miles, Kidderminster - 15 miles, Shrewsbury - 20 miles, Ludlow - 20 miles, Wolverhampton - 16 miles, Birmingham - 30 miles.
(All distances are approximate).

LOCATION

The picturesque riverside market town of Bridgnorth offers an abundance of amenities, including a wide variety of shops, cafés, post offices, pubs and restaurants. The town also benefits from a good selection of primary and secondary schools, excellent sports and leisure facilities, comprehensive healthcare services including a hospital, and a range of popular local attractions such as the Severn Valley Railway and the beautiful River Severn, as well as regular weekend farmers' markets.

Clee View Road is conveniently located within walking distance of a local convenience store, butcher and post office on Sydney Cottage Drive, with regular public transport services available nearby.

ACCOMMODATION

A pathway leads to the front entrance, with the front door opening into the entrance hall. To the front of the property, the lounge enjoys a pleasant outlook across the front garden through a large window, creating a light living space.

A door from the lounge leads through to the dining kitchen, which benefits from a bright and airy dual aspect design. French doors and a window to the side, along with a further window and door opening onto the rear garden, allow for an abundance of natural light and provide direct access to the garden. The kitchen is fitted with a range of matching base and wall units with worktops over and an inset sink unit. There is a built-in oven with gas hob and provision for additional appliances.

Stairs rise from the hall to the first-floor landing, where there is access to the loft space and an airing cupboard housing the central heating boiler.

The principal double bedroom enjoys a front facing aspect and benefits from a double fitted wardrobe as well as a further built-in cupboard, providing excellent storage. The second bedroom overlooks the rear garden and features a large fitted wardrobe. The accommodation is completed by the family bathroom, fitted with a panelled bath with shower over, heated towel rail, and a WC and wash hand basin set within a vanity unit.

This attractive home would make an ideal first-time purchase, downsizing opportunity, or investment property.

OUTSIDE

The property is set back behind a neat foregarden, predominantly laid to lawn and enclosed by a mature hedge boundary, creating an attractive approach. A pathway leads to the front entrance.

Gated side access leads through to the rear garden, where the lawn extends to the side of the property. The garden also features a paved patio terrace, together with planted borders. Adjoining the property is a useful outside store room with power connected, offering excellent additional storage space.

SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by 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: B.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE.

DIRECTIONS

From Salop Street proceed onto the Wenlock Road, at the mini island take a right turn into Church Lane then right again into Racecourse Drive. Take the next left into Cleve View Road then left again into Wrekin Road. Follow Wrekin Road around to the right and continue to the head of the cul-de-sac where number 53 Cleve View Road and be accessed a short distance along on foot.

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£209,950

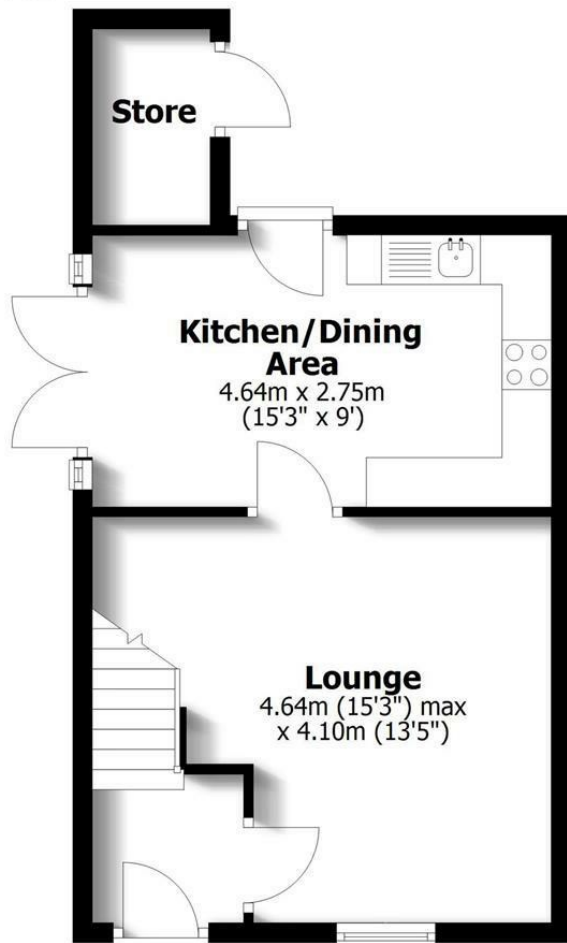
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www.berrimaneaton.co.uk

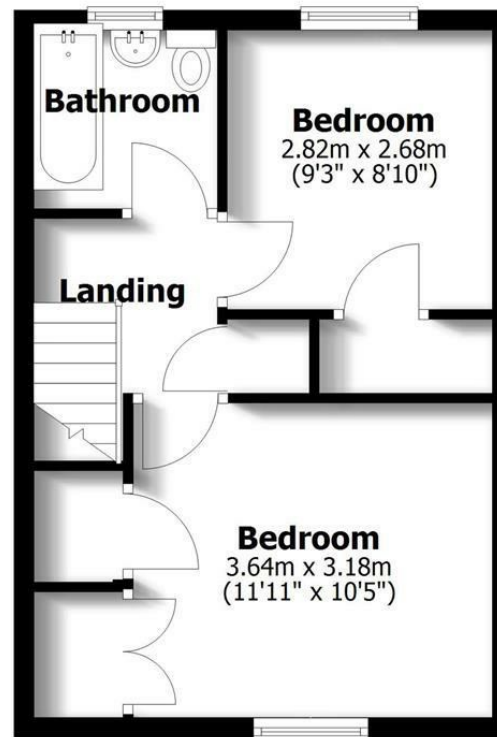
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**53 CLEE VIEW ROAD
BRIDGNORTH**



Ground Floor



First Floor

HOUSE: 67.0sq.m. 720.7sq.ft.
TOTAL: 67.0sq.m. 720.7sq.ft.

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

