



32 Kings Loade, Bridgnorth, WV16 4BT

BERRIMAN  
EATON



## 32 Kings Loade, Bridgnorth, WV16 4BT

A modern three bedroom mid-terrace home situated within this popular riverside development, offering private allocated parking. Ideally located within easy reach of the town's amenities.  
NO UPWARD CHAIN.  
Kidderminster - 14 miles, Shrewsbury - 21 miles, Telford - 12 miles, Wolverhampton - 14 miles, Stourbridge - 14 miles, Birmingham - 30 miles.  
(All distances are approximate).

### LOCATION

Kings Loade is a modern riverside development located within a short distance of all local amenities. The historic market town of Bridgnorth holds many local attractions and places of interest as well as offering an excellent range of facilities to include a good selection of schooling, healthcare services, hospital, shops, restaurants, pubs and cafés. There are local weekend markets, an array of sports facilities and local events held throughout the year.

### ACCOMMODATION

Entering through a covered entrance porch with a store cupboard, the front door opens into the entrance hall. The breakfast kitchen is fitted with a range of matching base and wall cabinets, drawers, and worktops, sink unit and is complete with a built-in oven and gas hob. A window looks out to the front elevation. The lounge overlooks gardens to the rear and includes a centrally positioned feature fireplace, a door leading to the outside, patio and an understairs storage cupboard.

Stairs from the hall lead to the first floor landing, which provides access to the loft space and airing cupboard. The property comprises two double bedrooms and a third bedroom with a Velux skylight. Completing the accommodation is a family bathroom with a WC, wash hand basin, and bath with shower over.

### OUTSIDE

To the front, a pathway leads to the entrance with a small foregarden. The owned garden area within the Title is the patio to the rear, which leads onto the maintained communal gardens - an attractive feature to Kings Loade, where the management company maintain the shared garden and pathways that link to the Riverside walks. The property also benefits from private allocated parking and additional visitor parking.

### SERVICES

We are advised by our client that main services are connected. Verification should be obtained from your surveyor.

### TENURE & SERVICE CHARGE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion.  
There is an annual service charge payable of approx. £484.00 for the upkeep of the communal gardens and pathways. This can be paid quarterly or in full.

### COUNCIL TAX

Shropshire Council.  
Tax Band: C.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Viewings strictly by appointment only. Please contact our Bridgnorth Office.

### DIRECTIONS

Leave Bridgnorth High Town and proceed towards Low Town via Pound Street which continues onto Hollybush Road (B4373). Take a right hand turn the onto the B4363 Oldbury Road then immediate left into Kings Loade. Continue to follow the road to the end and bear left where there is allocated parking. The property can then be accessed on foot.

#### Tettenhall Office

01902 747744  
tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499  
bridgnorth@berrimaneaton.co.uk

#### Lettings Office

01902 749974  
lettings@berrimaneaton.co.uk

#### Wombourne Office

01902 326366  
wombourne@berrimaneaton.co.uk

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

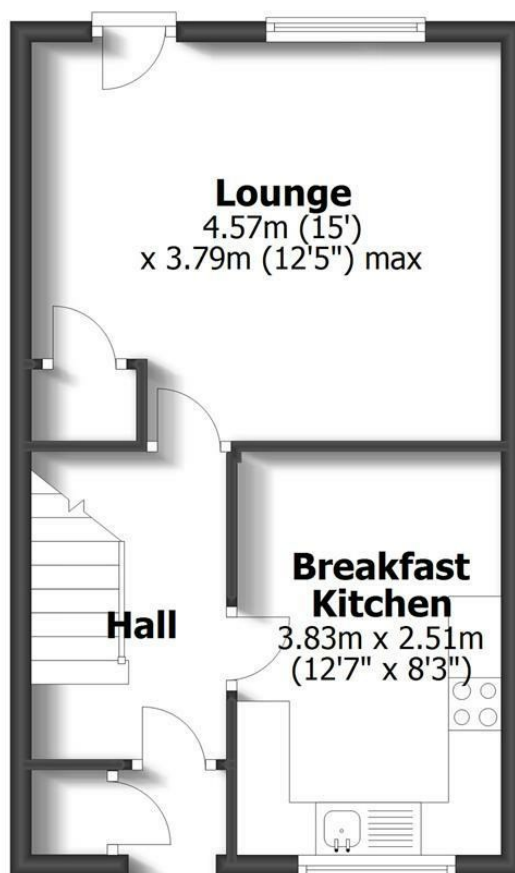
Offers Around  
£239,950

EPC: C

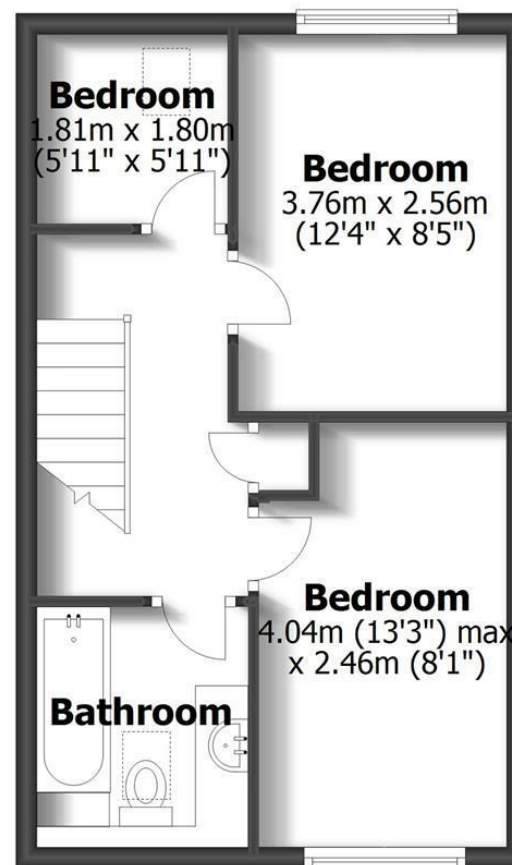
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 32 KINGS LOADE BRIDGNORTH



**Ground Floor**



**First Floor**

**TOTAL: 69.0sq.m. 742.7sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



