



8 Goodwood Avenue, Bridgnorth, WV15 5BD

BERRIMAN
EATON

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WITH GREAT POTENTIAL TO EXTEND AND INCREASE THE VALUE (STPP), this detached residence with large, private gardens and occupying an original double plot towards the end of a quiet cul-de-sac on the edge of Town. Presently three bedrooms with an extended ground floor, large garage and store.
Much Wenlock - 9 miles, Telford - 12 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Ludlow - 20 miles.
(All distances are approximate).

LOCATION

Goodwood Avenue is a highly commutable location between the A442 and the A458 near the Aldi supermarket. Access by foot to the town, is via pavements or the river path. Bridgnorth town offers many exciting attractions that can be accessed on foot. Near-by are riverside walks, parks, amenities, shops and tea rooms with the funicular Cliff Railway across the bridge giving access to the High Towns bustling high street, shops, cinema, theatre, farmers markets and the famous Severn Valley Steam Railway. The town offers an excellent range of primary and secondary schooling, healthcare services, hospital and an array of sports clubs and outdoor activities.

ACCOMMODATION

An entrance hall with a spacious boot room to the right and useful under-stairs storage leads through to the main living accommodation. The formal dining room features a fireplace and bay window. The generously sized living room enjoys a large window and patio door opening onto the garden, providing excellent natural light and indoor-outdoor flow. A door leads to a versatile second sitting room with garden views and internal access to the large garage. The kitchen has windows over looking the garden and offers ample cupboard storage. A door leads into an additional lean-to off the kitchen, ideal for a utility area or storage and providing convenient access to the garden.

Stairs rise to the landing providing access to all first-floor accommodation. The principal bedroom currently benefits from fitted wardrobes and a bay window allowing plentiful natural light. The second double bedroom overlooks the rear garden and also features built-in wardrobes, while the third bedroom offers a well-proportioned single room which could act as a bedroom, nursery, or home office. The family bathroom is modern and fitted with a WC, modernised sink unit, and a walk-in shower.

OUTSIDE

To the front of the property, an extra wide frontage provides good off-street parking. At the side of the garage is a useful covered storage area that gives access through to the rear garden.

To the rear of the property there is a beautiful, large garden featuring a generous lawn, mature planted beds, mature trees and shrubbery and raised planting beds. A paved patio offers an ideal space for outdoor dining and entertaining, there is a charming feature pond and wooden pergola creating a peaceful seating area. Additionally there is an outdoor toilet and a useful coal/log store for further outdoor storage. The garden extends beyond the trellis.

SERVICES

We are informed by our client that all mains services are connected. Verification should be obtained by your Surveyor

TENURE

We are informed by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

Shropshire Council, Tax Band: D
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Viewings strictly by appointment only, to book a viewing please contact our BRIDGNORTH OFFICE.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

Asking Price
£450,000

EPC: E

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.



**8 GOODWOOD AVENUE
BRIDGNORTH**

HOUSE: 125.9sq.m. 1356sq.ft.
 GARAGE/OUTBUILDINGS: 51.4sq.m. 554sq.ft.
TOTAL: 177.3sq.m. 1910sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



