

Astleigh, Bridgnorth Road, Norton, Shifnal, Shropshire, TF11 9DY

BERRIMAN EATON

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Offering great potential, this three bedroom detached home presents an exciting opportunity for buyers looking for a project to re-modernise and style a spacious home in this convenient village location. The current accommodation comprises three well proportioned bedrooms, two reception rooms together with gardens and an adjoining garage. NO ONWARD CHAIN.
Telford - 6 miles, Bridgnorth - 7 miles, Kidderminster - 19 miles, Shrewsbury - 27 miles, Wolverhampton - 19 miles, Birmingham - 36 miles, M54 7 miles.
(All distances are approximate).

LOCATION

Norton lies on the edge of the Apley Estate above the River Severn with a nearby Farm shop and close to the World Heritage Site of Ironbridge. This is a small village on the A442, which is a most accessible and convenient location for the West Midlands and motorway network or Telford Central Railway Station around 7 miles with regular services to Birmingham International (Airport) and London Euston (1hr 50mins from Wolverhampton station). Regional airports are Birmingham, Manchester and East Midlands. There is an excellent choice of independent and state schools including Old Hall, Birchfield, Wrekin College, Prestfelde, Shrewsbury School, The Wolverhampton Grammar, Adams Grammar and Newport Girls High. The area has a large range of recreational activities including a high standard of Golf Courses, indoor and outdoor tennis, ice-skating, rowing, cricket, swimming and rugby. From Stockton there are numerous footpaths and bridleways.

ACCOMMODATION

The front door opens into a reception hall featuring parquet flooring, a turning staircase rising to the first floor, and an understairs storage cupboard. There is also a guest cloakroom/WC, partly tiled and fitted with a white WC and wash hand basin. The kitchen has a window overlooking the front elevation and is fitted with a range of units with worktops over, together with a stainless steel sink unit and space and provision for appliances. A side door provides access to the garden. There is a separate dining room with a window to the side elevation and a serving hatch through to the kitchen. The living room is located at the rear of the property and features a fireplace and large sliding patio doors leading out to the rear garden.

The turning staircase rises to the first floor landing, which provides access to the loft space and an airing cupboard. The principal bedroom overlooks the front elevation and is fitted with wardrobes. A further double bedroom enjoys an outlook to the rear with views, while a third smaller bedroom also overlooks the rear garden. The main bathroom is partly tiled and fitted with a WC, pedestal wash hand basin, and bath, with a window to the side elevation.

OUTSIDE

Externally, to the front of the property there is a tarmac driveway, lawned garden, and planted borders. The driveway leads to an adjoining single garage with light and power connected, an up-and-over door to the front, and a side door giving access to the rear garden. There is also a coal store. The rear garden, which extends around to the side is mainly laid to lawn with a patio area, enclosed by fenced boundaries, and includes a timber shed.

SERVICES

We are advised by our client that mains water and electricity are connected. Heating is via storage heaters. Private drainage. 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.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Bridgnorth proceed out towards Telford on the A442. Proceed for approximately six miles passing Apley Farm Shop and entering into the village of Norton. After a short distance the property can be found along on the left hand side just after The Hundred House, Norton.

Tettenhall Office
01902 747744
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Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

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

Offers Around
£300,000

EPC: F

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.

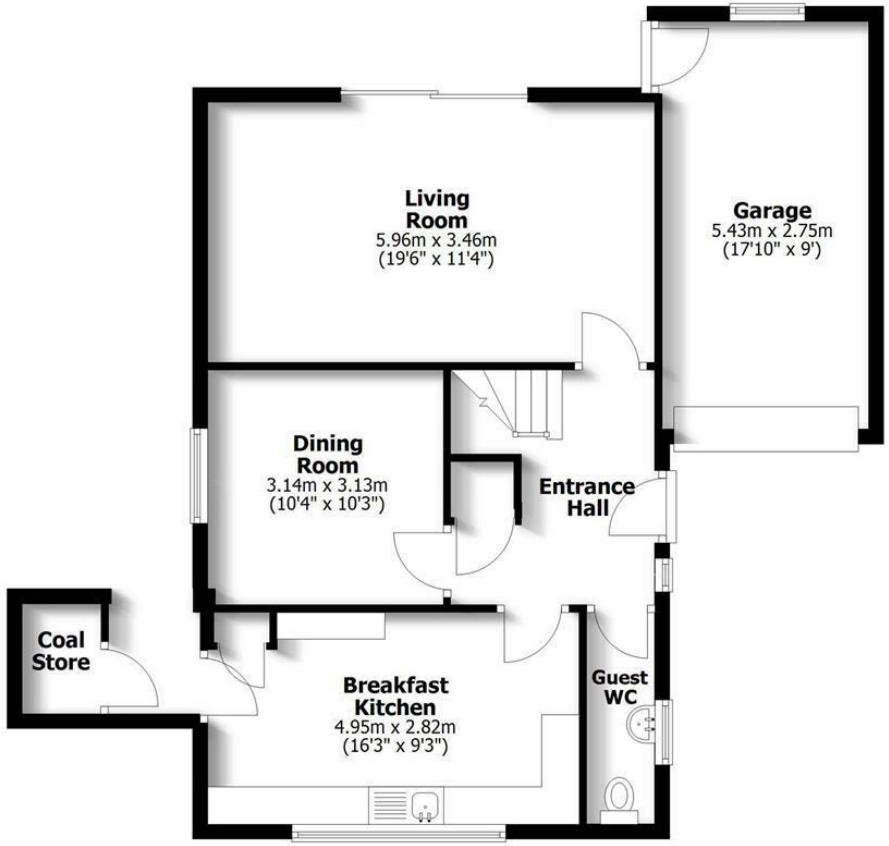




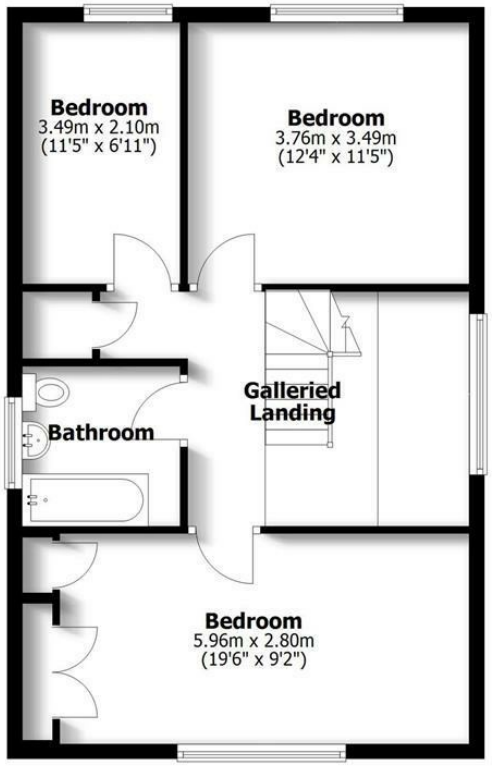

ASTLEIGH
BRIDGNORTH ROAD, NORTON

HOUSE:	114.5sq.m.	1,233.0sq.ft.
GARAGE:	14.9sq.m.	160.7sq.ft.
COAL STORE:	1.5sq.m.	16.5sq.ft.
TOTAL:	**130.9sq.m.**	**1,410.2sq.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







