



7 Woodberry Close, Bridgnorth, Shropshire, WV16 4PT

BERRIMAN
EATON

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A stylishly presented and significantly improved three bedroom home with a large garden, double parking and a high quality garden room - making a versatile, useful space. Ideally situated within this popular and convenient residential area just off Sydney Cottage Drive. The property is within walking distance of local shops, schools, the post office, and regular bus services. 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 excellent range of amenities, including a variety of independent shops, cafés, post offices, pubs and restaurants. The town also benefits from both primary and secondary schooling, sports and leisure facilities, healthcare services, and a hospital.

Bridgnorth is well known for its attractive setting and local attractions such as the heritage Severn Valley Railway, the scenic River Severn, and regular weekend farmers' markets that add to the town's vibrant community atmosphere. Woodberry Close is particularly convenient for everyday amenities, with a local convenience store, butchers and post office located on nearby Sydney Cottage Drive, along with regular public transport.

ACCOMMODATION

On entering the property, the entrance hall provides stairs rising to the first floor along with doors leading to the ground floor living accommodation.

The lounge features a central fireplace with a log burner, creating a cosy focal point along with a bow window to the front elevation. The lounge opens into the dining area, which features French patio doors leading out to the rear garden. The modern fitted kitchen offers a range of matching base and wall cabinets with worktops over, a sink unit and a window overlooking the rear garden. Built-in appliances include an oven, hob with extractor hood, dishwasher and fridge. There is also a useful under stairs pantry providing additional storage.

Adjacent to the kitchen is a practical boot room offering excellent cloak and boot storage, with access to both the rear garden and a side passage leading to the front of the property. A door from here opens into the utility room, which also benefits from a guest WC.

From the hall, stairs rise to the first floor where the landing provides access to the loft space and all three bedrooms. Two of the bedrooms are generous doubles, each benefitting from built-in wardrobe space, while the third bedroom overlooks the front elevation. The family bathroom is fully tiled and fitted with a P-shaped bath with shower over, wash hand basin and a WC.

OUTSIDE

The property is set back behind a block paved driveway, providing access to the front and a secure private side passageway. The rear garden has been attractively landscaped, featuring a patio terrace with a lawn beyond, bordered by raised planted beds and a further decked terrace. Within the garden, is a contemporary garden room with French doors opening onto the decked terrace and a side window. The building is fitted with lighting and power points and is currently arranged as a practical home office, offering an excellent additional workspace separate from the main house.

SERVICES

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

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

We are advised by our client that the property is FREEHOLD . Verification should be obtained by your Solicitors.

COUNCIL TAX

Council Tax Band: B.
Shropshire Council.

VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Proceeding away from the High Street via Salop Street, take a right turn into Victoria Road. At the crossroads turn left into Sydney Cottage Drive, then left again into Woodberry Close where number 7 can be found a short distance along on the left hand side.

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

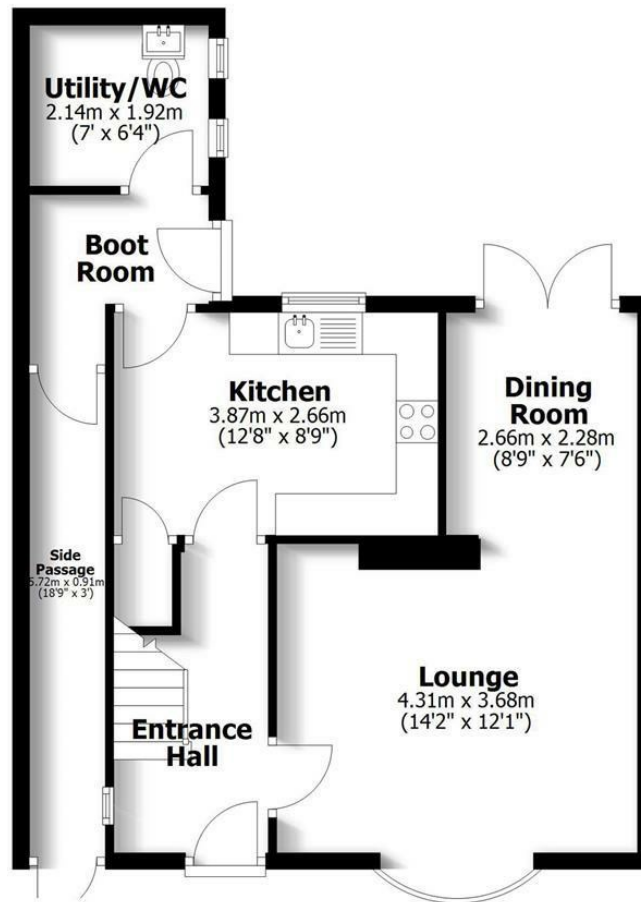
Offers Around
£310,000

EPC: C

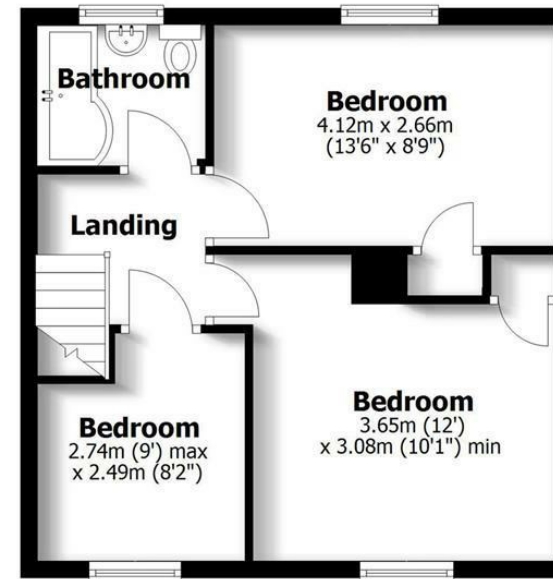
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



7 WOODBERRY CLOSE BRIDGNORTH



Ground Floor



First Floor



HOUSE: 88.7sq.m. 954.6sq.ft.
SIDE PASSAGE WAY: 5.2sq.m. 55.9sq.ft.
TOTAL: 93.9sq.m. 1,010.5sq.ft.

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

