

Field Cottage, Kings Loade, Bridgnorth, Shropshire, WV16 4DA

BERRIMAN EATON

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This beautifully presented modern detached family home is immaculately presented and ideally situated within the town, offering both convenience and contemporary living with four bedrooms, two/bath shower rooms together with landscaped gardens having a detached garage with private driveway.
Kidderminster - 14 miles, Shrewsbury - 21 miles, Telford - 12 miles, Wolverhampton - 14 miles, Stourbridge - 14 miles, Birmingham - 30 miles.
(All distances are approximate).

LOCATION

Set back just off Kings Loade, Field Cottage is conveniently positioned within easy walking distance to a comprehensive range of local amenities. The historic market town of Bridgnorth is renowned for its charm and character, offering an excellent selection of facilities including highly regarded schooling, healthcare services, a hospital, and an array of independent shops, restaurants, traditional pubs, and cafés. The town further benefits from regular weekend markets, a variety of leisure and sporting facilities, and a vibrant programme of events held throughout the year.

ACCOMMODATION

The immaculate property is approached from the front, opening into a tiled entrance hallway, with stairs rising to the first floor, useful understairs storage, and a guest cloakroom/WC. The modern open plan dining kitchen enjoys a dual aspect, with French patio doors opening to the garden terrace with a further back door to the rear garden, creating a light and sociable space. The kitchen is fitted with a range of matching base and wall units, complemented by solid oak worktops and an inset sink unit, along with a built in oven and gas hob, with the provision for further appliances. The lounge also benefits from a dual aspect, featuring French doors leading out to the rear garden and a central fireplace housing a log burning stove.

To the first floor the landing provides access to a boarded loft space via a pull down ladder. The principal bedroom enjoys a front aspect and benefits from a private en-suite shower room, fitted with a contemporary white suite comprising a WC, inset hand basin, enclosed shower, and heated towel rail. There are three further well proportioned bedrooms, all served by a modern family bathroom, which includes a bath with shower over, WC, hand basin, and heated towel rail.

OUTSIDE

Field Cottage is set back behind a well maintained lawned frontage, with a block paved driveway to the side providing excellent off road parking, along with a detached garage. The garage is equipped with an electric roller shutter door, as well as light and power. Gated side access leads through to the rear garden, which has been thoughtfully landscaped by the current owners to include a lawned garden, raised borders, and a private side patio terrace with pergola, creating an ideal space for outdoor seating and dining.

SERVICES

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

Field Cottage was built in 2019 and comes with a 10 year guarantee.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: E.
https://www.gov.uk/council-tax-bands

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

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

Price Guide
£450,000

EPC: B

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.






FIELD COTTAGE
BRIDGNORTH, SHROPSHIRE

HOUSE:	99.4sq.m.	1,070.0sq.ft.
GARAGE:	13.4sq.m.	144.7sq.ft.
TOTAL:	**112.8sq.m.**	**1,214.7sq.ft.**

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









