

Brookside, Greenleys Crescent, Alveley, Bridgnorth, WV15 6PG

BERRIMAN EATON

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A greatly extended 3 double bedroom, two bathroom property, in a wide corner plot with potential for a double garage and good parking in this end of cul-de-sac location. Alveley is a sought after Shropshire village with amenities and local pubs, plus the Severn Valley Park with its walks, cycle paths, children's play area, cafe and Severn Valley Railway stop. Kidderminster - 7 miles, Bridgnorth - 8 miles, Telford - 13 miles, Much Wenlock - 15 miles, Ludlow - 26 miles, Shrewsbury - 28 miles, Worcester - 21 miles, Birmingham - 24 miles. (All distances are approximate).

LOCATION

Alveley village is located in-between Bridgnorth and Kidderminster just off the A442. The village offers a primary school and recreation grounds with children's play area, there are also nearby shops and sports facilities to include a tennis club, cricket club and a variety of other active community and social groups. Of note is the Severn Valley Country Park, with its own café that sits alongside the River Severn and the Severn Valley Steam Railway (with Halt station), whilst many cycling and walking routes weave through the countryside. Situated between Bridgnorth and Kidderminster with excellent road links to the motorway network, rail links can be found at Wolverhampton, Stourbridge, and Kidderminster.

ACCOMMODATION

This greatly extended property is in an idyllic position with the brook running along the boundary of the large garden. Designed with a large ground floor foot print as an original bungalow, this makes a flexible living space.

The front entrance leads into a porch, which opens into the main hallway. The dining kitchen is tiled and fitted with a matching range of base and wall units, worktops over a sink unit and a range of integrated appliances including an oven, grill, dishwasher, washing machine, fridge, and freezer. The dining area benefits from windows and a door overlooking the garden, along with a useful store cupboard. The lounge features a fireplace with an electric fire and sliding doors leading into the adjoining conservatory. From here, French doors open onto the patio terrace, providing access to the rear garden.

There is a modern ground floor shower room fitted with a walk-in shower, WC, and wash hand basin set within a vanity unit. A versatile ground floor reception that was originally a large ground floor bedroom, overlooks the front elevation and includes fitted cupboards. A further study/reception room also faces the front and provides stairs rising to the first floor.

Upstairs, the landing is bright and airy with a large side-facing window along with access to the airing cupboard housing the gas central heating boiler. The large principal bedroom is a spacious double with two front facing windows and a range of fitted furniture including wardrobes, drawers, overhead cupboards, and bedside units. A second double bedroom overlooks the rear and includes built in storage cupboards. The main modern bathroom is fitted with a white suite comprising a shaped bath with shower over, a vanity unit with inset sink, and a concealed WC.

OUTSIDE

The property occupies a private, corner position with ample parking to the front and access to the garage and stores with potential to extend (STPP).

To the rear, the property enjoys a beautifully arranged garden featuring a raised terrace directly accessed from the dining kitchen, providing an ideal space for outdoor dining and relaxation. The terrace overlooks a generous lawn, bordered by well stocked, colourful flower beds and mature planting, which extends to the side and incorporates a brook running through the garden, attracting a variety of wildlife.

SERVICES

We are advised by our client that all main services are connected. 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. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: D.
www.mycouncilTax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

Leaving Bridgnorth on the A442 towards Kidderminster. On entering Alveley turn right into Daddlebrook Road and then second left into Greenway Avenue, then left again into Greenleys Crescent where the property is located in the right hand corner of the cul-de-sac

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

Asking Price
£350,000

EPC: D

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.

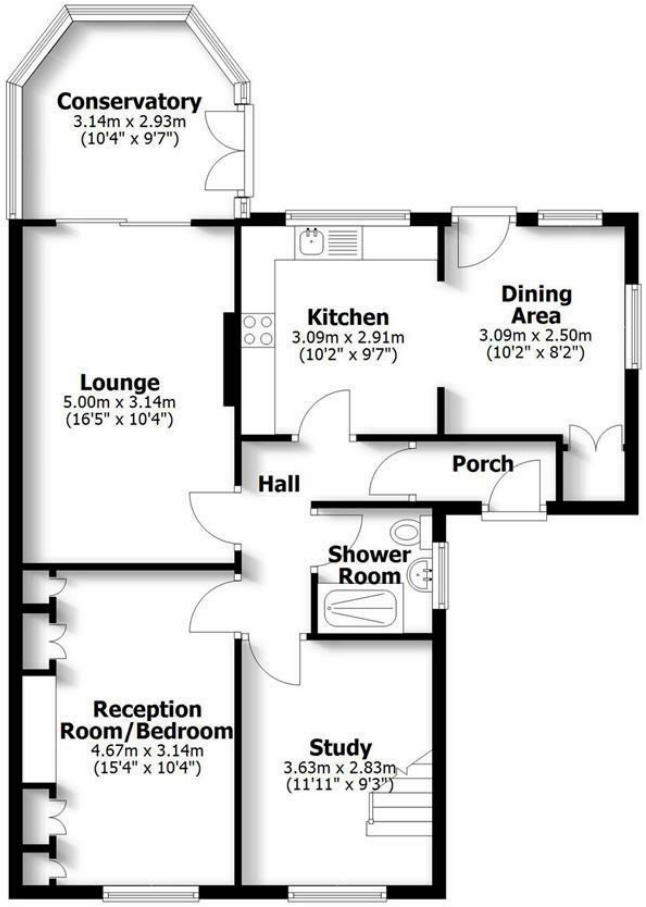




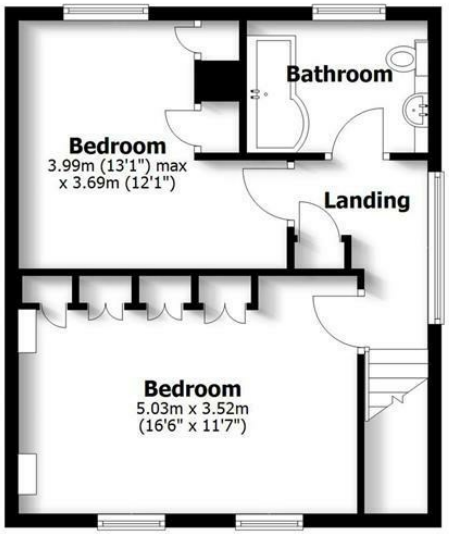

BROOKSIDE
GREENLEYS CRESCENT
ALVELEY

HOUSE: 124.1sq.m. 1,335.8sq.ft.
GARAGE/STORE: 26.3sq.m. 283.6sq.ft.
TOTAL: 150.4sq.m. 1,619.4sq.ft.

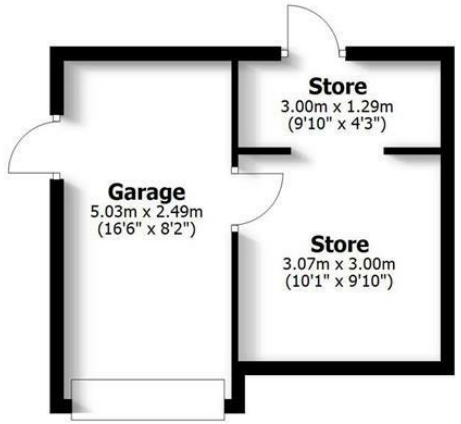
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Garage/Stores







