



Alveley House, 2a Harley Way, Bridgnorth, Shropshire, WV16 5PA





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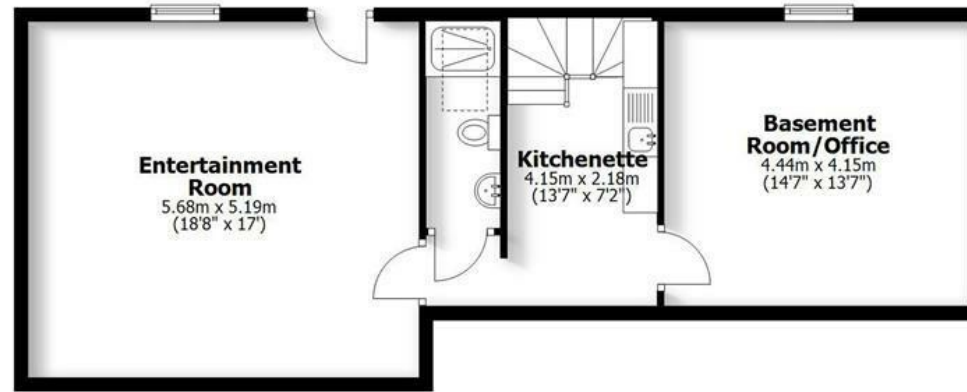
An exceptionally large and well appointed detached residence with landscaped gardens, complete with a large driveway and an adjoining double garage. The property offers extensive and versatile accommodation arranged over three levels, comprising five double bedrooms and five bath/shower rooms. A particular feature is the converted basement, providing two generous reception rooms, a shower room, and a kitchenette, ideal for independent living, entertaining, or guest accommodation. Conveniently positioned within walking distance of the High Street, this impressive home combines space, flexibility, and a highly desirable location.

Shrewsbury - 21 miles, Ludlow - 18 miles. Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Stourbridge - 14 miles, Birmingham - 30 miles.

(All distances are approximate).

ALVELEY HOUSE
2a HARLEY WAY, BRIDGNORTH

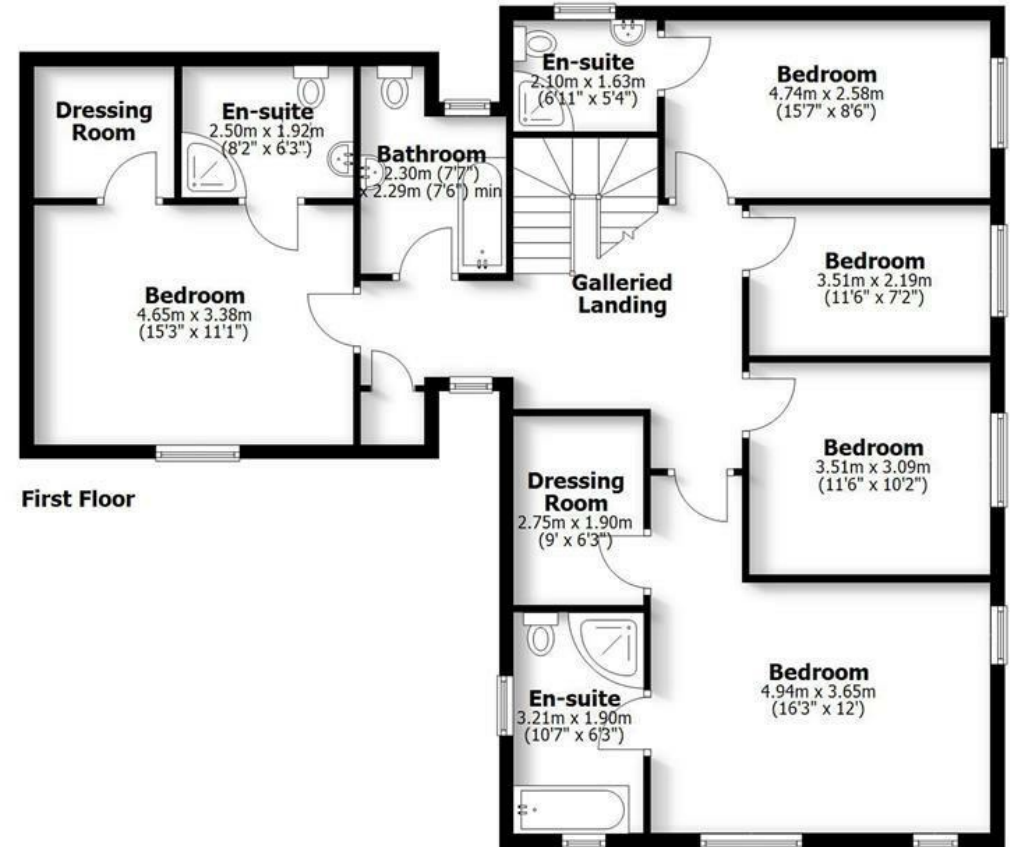
HOUSE: 268.6sq.m. 2,891.3sq.ft.
GARAGE: 31.3sq.m. 337.1sq.ft.
TOTAL: 299.9sq.m. 3,228.4sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Basement



Ground Floor



First Floor

LOCATION

Alveley House is well positioned within High Town, in an elevated position with views, within walking distance of the town centre, whilst also offering convenient access to the A458 for commuting further afield. The historic and vibrant market town of Bridgnorth provides an excellent range of amenities including independent shops, primary and secondary schools, healthcare facilities, post offices, and a variety of pubs, cafés and restaurants.

The town also benefits from an excellent selection of sports clubs, regular weekend markets and a number of popular attractions, including the Severn Valley Railway, the River Severn and the historic Bridgnorth Cliff Railway, all of which contribute to the town's unique character and appeal.

ACCOMMODATION

Approached via a covered canopy porch, the front door opens into a light and spacious reception hall, beautifully tiled throughout and flowing seamlessly into the breakfast kitchen. From the hall, a turning staircase rises to the first floor landing, where there is a useful storage cupboard, a guest cloakroom/WC, and integral access to the double garage. Double doors lead through to two elegant reception rooms. The dining room benefits from French patio doors opening onto the terrace, while the living room enjoys a large bay window to the front elevation together with additional side windows, creating a bright and airy living space. The breakfast kitchen is fitted with an extensive range of matching base and wall units with granite work surfaces over. French patio doors provide direct access to the patio terrace. Features include a large inset ceramic sink, integrated dishwasher, fridge and freezer, together with space for a range-style cooker with extractor hood above.

Leading from the kitchen, a staircase descends to an impressive basement level, thoughtfully designed to include a kitchenette with sink unit, granite worktops, matching base and wall cabinetry, integrated fridge freezer and wine cooler, plus provision for a washing machine and dryer. The basement hallway leads to two substantial reception rooms, currently utilised as a home office and an entertainment/family room. Completing this floor is a contemporary shower room fitted with a white suite comprising wash hand basin, WC and shower enclosure, complemented by full tiling and a glazed window. This versatile lower ground accommodation creates an ideal self-contained area for independent relatives, older children, or guests, whilst also offering superb potential as an entertaining space, home business suite, or dedicated workspace.

To the first floor, the spacious galleried landing gives access to the five double bedrooms, three of which benefit from en-suite facilities. The impressive principal suite features a walk-in dressing room with fitted wardrobes, a generously proportioned bedroom with dual-aspect windows, complete with a luxurious en-suite bathroom comprising WC, wash hand basin, bath, and separate shower enclosure. The family bathroom is fitted with a WC, wash hand basin, bath with shower over, and heated towel rail.

OUTSIDE

Externally, the property is approached off Harley Way through a communal gated entrance and enjoys a private driveway providing excellent parking, with lawned gardens extending to the side and rear. To the rear is a delightful elevated patio terrace with direct access from both the kitchen and dining room, creating an ideal space for outdoor entertaining and dining. The adjoining double garage benefits from two up-and-over doors to the front together with a pedestrian side entrance. External water taps and an EV charging point further enhance the practicality and convenience of this superb family home.

SERVICES

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

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council
www.mycounciltax.org.uk/content/index
Tax Band: F.

FIXTURES AND FITTINGS

By Separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS

From the town centre, proceed onto the Ludlow Road, turning right into Harley Way then right again through the gated entry, where Alveley House is located at the end,

Offers Around £995,000

EPC:

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.







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