



Craster, Bakehouse Lane, Chelmarsh, Bridgnorth, Shropshire, WV16 6BB

BERRIMAN
EATON

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Immaculately presented detached family home offering spacious accommodation that has been updated to a very high standard including open plan kitchen dining family space with two sets of bi-fold door to the rear garden. Enjoying a large driveway with a detached double garage in this sought after village. Bridgnorth - 4 miles, Kidderminster - 14 miles, Telford - 16 miles, Shrewsbury 25 miles, Birmingham - 33 miles. (All distances are approximate).

LOCATION

Chelmarsh is a small hamlet situated just outside Bridgnorth and offers a Pub, pretty Shropshire countryside and for anyone enjoying outdoor pursuits there is Chelmarsh Reservoir providing home for the Sailing Club and a little further away there is the Severn Valley Railway and Shropshire Nature Reserve. The market town of Bridgnorth provides a range of amenities including a range of shops, supermarkets, restaurants, tea rooms s doctors surgery and dentists.

ACCOMMODATION

Upon entering the property, you are welcomed by a spacious entrance hall with stairs leading to the first floor and access to the guest cloakroom/WC. Double doors open into the impressive dual aspect lounge, featuring a large exposed brick fireplace and bi-fold doors opening onto the garden.

Further double doors from the hallway lead into the superb open-plan kitchen/dining area, which benefits from two sets of bi-fold doors providing direct access to the garden and an abundance of natural light. The contemporary kitchen is fitted with a range of integrated appliances, including a dishwasher, 70/30 fridge freezer, two self-cleaning ovens, and an induction hob with a concealed NEFF extractor fan. A large central island with sink and mixer tap, together with Quartz worktops, completes the space. Doors from the kitchen lead to the utility room and separate study.

The utility room offers ample space for laundry appliances, matching contemporary kitchen units, and a door providing further access to the garden.

The first floor comprises four double bedrooms. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room. Bedroom two also features built-in storage and an en-suite with WC and wash hand basin. Bedroom three includes built-in wardrobes, while bedroom four is also a generous double room with views to the front aspect.

The family bathroom is fitted with a bath, separate shower, WC, and wash hand basin.

OUTSIDE

To the front is a large block paved drive providing excellent off road leading to a detached double garage.

To the rear is a large enclosed garden mainly laid to lawn with patio for alfresco dining and entertaining, enjoying a private aspect. To the side is an adjoining store which also houses the oil fired central heating boiler.

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 G

SERVICES

We are advised by our client that mains electricity, water and drainage are connected. Oil fired central heating. Verification should be obtained from your surveyor

VIEWING ARRANGEMENTS

Strictly by appointment only Please contact Bridgnorth Office

DIRECTIONS

From Bridgnorth, proceed out of town on the B4555 Highley Road. Proceed through Eardington and on entering Chelmarsh turn right just before the pub into Bakehouse Lane where the property is located along on the left-hand side.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

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Bridgnorth Office

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Wombourne Office

01902 326366

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Offers Around
£525,000

EPC: D

www.berrimaneaton.co.uk

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.



CRASTER
BAKEHOUSE LANE, CHELMARSH

HOUSE: 189.6sq.m. 2,040.5sq.ft.
 GARAGE: 24.6q.m. 265.2sq.ft.
TOTAL: 214.2sq.m.2,305.7sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



