



Ansteys, Eardington, Bridgnorth, Shropshire, WV16 5JT

BERRIMAN
EATON

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A beautifully presented and modernised dormer bungalow, enjoying an open aspect over fields to the rear and the Severn Valley Steam Railway. With lots of parking, the three bedroom accommodation includes two shower rooms, an extended dining kitchen, separate utility and spacious hall. Regular nearby transport services into Bridgnorth and beyond. Bridgnorth - 1.2 miles, Much Wenlock - 9 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Kidderminster - 15 miles, Telford - 14 miles, Birmingham 27 miles. (All distances are approximate).

LOCATION

The village of Eardington lies just 1.2 miles South of the market town of Bridgnorth along the B4555. The village offers a nature reserve, regular bus service and a village hall which hosts community events throughout the year. Of particular note the vintage Severn Valley Steam Railway runs through making this the ideal location for train enthusiasts. The village is surrounded by glorious Shropshire countryside enjoying an abundance of river and rail walks, riding and cycling routes.

ACCOMMODATION

Upon entering the property, the front door opens through into the entrance hall with stairs rising to the first floor. A door leads into the lounge, which enjoys a dual aspect and features an attractive cast-iron Hamlet log burner. From here, a doorway opens into the impressive open-plan dining kitchen. The dining area flows seamlessly into the modern kitchen, which overlooks the rear garden and surrounding countryside. A glazed lantern roof and French patio doors flood the space with natural light and provide direct access to the rear garden. The kitchen is fitted with a range of contemporary wall and base units with work surfaces over, incorporating a sink unit and integrated appliances including a fridge freezer and dishwasher.

From the entrance hall, doors also lead to a generous ground floor double bedroom overlooking the front aspect. A second double bedroom, currently utilised as a home office and hobby room, benefits from bi-fold doors opening onto the rear garden. This room is complemented by an adjoining laundry room, which provides space and plumbing for appliances, wall-mounted storage units, a wash hand basin, and an additional external door.

Completing the ground floor accommodation is a stylish family shower room, fitted with a modern white suite comprising a corner tiled shower enclosure, panelled bath, WC, and wash hand basin with vanity drawers beneath.

Stairs rise to the first floor principal suite, which consists of a spacious double bedroom enjoying dual aspect with views to the rear across the adjoining farmland and extends towards the Severn Valley Railway line. The bedroom benefits from a private en-suite shower room featuring a walk-in tiled shower, WC, wash hand basin with vanity storage below, and a heated towel rail.

OUTSIDE

Externally, the property is set well back from the road behind a block-paved driveway, providing ample off-road parking and access to the adjoining garage. The well-established front garden features a lawned area and attractively planted borders.

Gated side access leads to the beautiful rear garden, which enjoys a particularly private and sunny aspect. The garden comprises a shaped lawn, gravel seating area, greenhouse, and well-stocked planted borders. Bordered by post and rail fencing, it enjoys delightful open views across the adjoining farmland and towards the Severn Valley Railway, creating a peaceful countryside setting.

SERVICES

We are advised by our client that mains water and electricity are connected. Modern electrical central heating and hot water. Verification should be obtained via your Solicitor.

TENURE

We are advised the property is FREEHOLD. Verification should be obtained through your Solicitor.

LOCAL AUTHORITY

Shropshire Council.
Tax Band: E.

VIEWING ARRANGEMENTS

Strictly by appointment through the selling agents. Please contact the Bridgnorth Office.

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

On entering the village of Eardington, continue through where the driveway to Ansteys can be found along on the left hand side opposite the entrance to Orchard Road.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
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www.berrimaneaton.co.uk

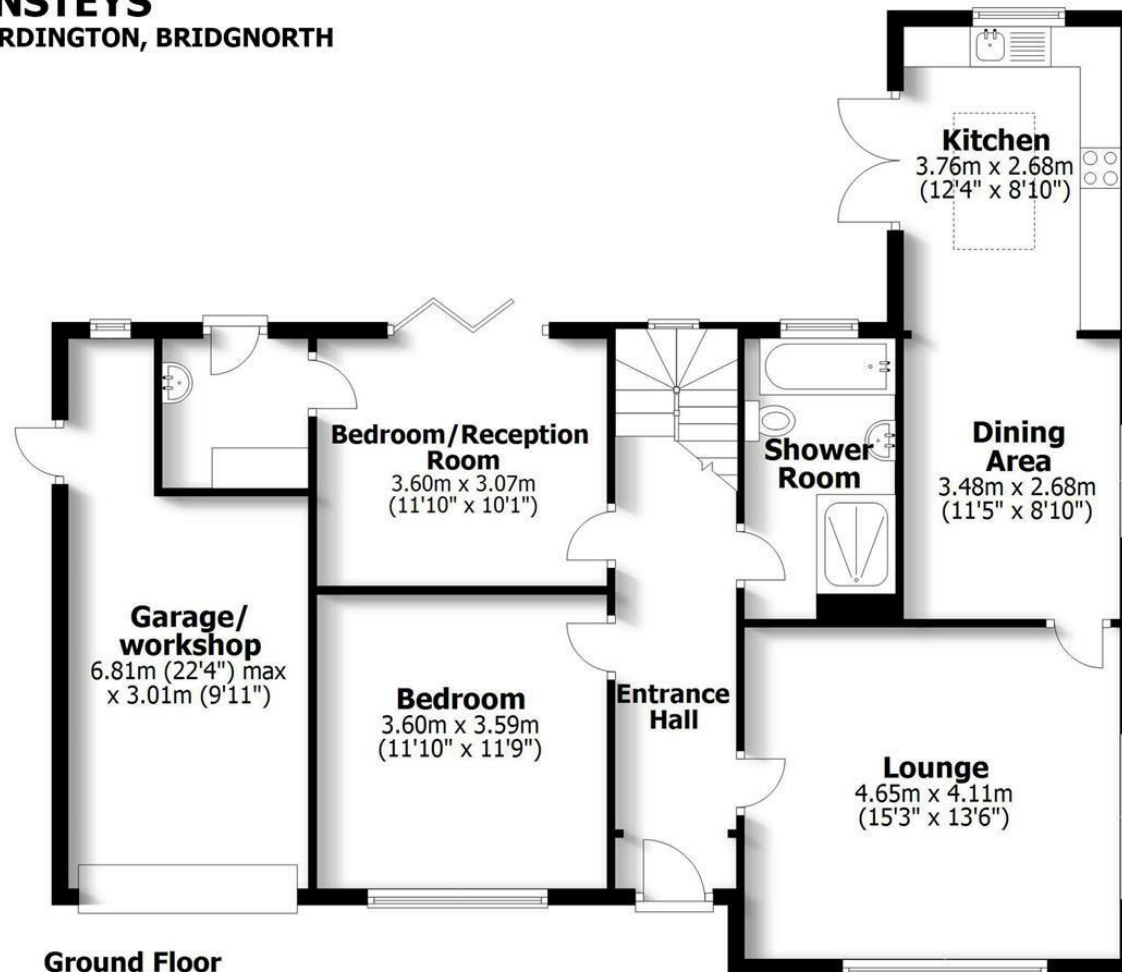
Offers Around
£550,000

EPC: E

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.



ANSTEYS EARDINGTON, BRIDGNORTH



HOUSE: 111.1sq.m. 1,196.2sq.ft.
GARAGE: 16.5sq.m. 178.1sq.ft.
TOTAL: 127.6sq.m.1,374.3sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

