



25 Ludlow Heights, Bridgnorth, WV16 5AN

BERRIMAN
EATON

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Transformed following a complete renovation and contemporary extension, this 2/3 three bedroom linked-detached home occupies a peaceful cul-de-sac position. With open plan leaving at the heart of the house linking to a full width sun terrace with views. The high spec, luxury home is completed with carpets, integrated appliances, landscaped garden, block paved driveway and a garage.
Much Wenlock - 7 miles, Telford - 13 miles, Kidderminster - 13 miles, Ludlow - 19 miles, Shrewsbury - 20 miles, Wolverhampton - 14 miles,
Birmingham - 27 miles. (All distances are approximate).

LOCATION

Bridgnorth is a picturesque market town rich in history, renowned for its striking architecture, abundance of listed buildings, and beautiful historic churches. One of its most celebrated attractions is the Severn Valley Railway, which runs through stunning countryside to the town of Kidderminster.

The town boasts an excellent range of amenities, including independent shops, cafés, traditional pubs, and restaurants. Regular markets and themed community events contribute to Bridgnorth's vibrant and friendly atmosphere. Everyday needs are well served, with healthcare facilities, a hospital, supermarkets, and both primary and secondary schools readily available.

Bridgnorth also offers a wealth of leisure and cultural attractions. Residents and visitors can enjoy films at the town's distinctive Art Deco cinema or attend live performances at Theatre on the Steps, an intimate venue presenting a varied programme of drama, music, and comedy throughout the year. Bridgnorth provides numerous walking and cycling routes along the River Severn and through the surrounding countryside. Visitors can also explore historic pathways and experience the town's famous Bridgnorth Cliff Railway, which connects High Town and Low Town and offers unique views across the area.

ACCOMMODATION

To the front of the property, a neatly laid block-paved driveway provides off-road parking, complemented by an attractive lawned garden. The front door opens into the entrance hall, having stairs rising to the first floor, useful understairs storage, and access to the principal living accommodation. The bright and spacious lounge benefits from a full-width front-facing window, creating a light and inviting living space. A second reception room offers excellent versatility and could be utilised as a home office, playroom, or third bedroom. The heart of the home is the impressive extended dining kitchen. Flooded with natural light from a striking skylight lantern and featuring bi-fold doors opening onto the rear balcony terrace, this space is ideal for modern family living and entertaining. The contemporary kitchen is fitted with an extensive range of wall and base units, complemented by a central island incorporating a sink and breakfast bar. Integrated appliances include a dishwasher, oven, combination microwave with warming drawer, full-height fridge and freezer, and an induction hob with extractor canopy above. A particular feature is the superb walk-in pantry, accessed via double doors and fitted with shelving, additional worktop space, and power points. Leading from the kitchen is a practical utility room with space and plumbing for laundry appliances, together with access to the guest WC. An integral door leads to the garage.

To the first floor, the landing provides access to a partially boarded loft and features a side-facing window. There are two generous double bedrooms, both overlooking the front aspect, together with a beautifully appointed family bathroom fitted with a contemporary white suite comprising a WC, wash hand basin with vanity storage, central bath, walk-in shower, and heated towel rail.

OUTSIDE

A neatly laid block-paved driveway provides ample off-road parking, complemented by an attractive lawned front garden. The adjoining garage benefits from an electric roller shutter door, integral access into the property, and a door leading to the rear garden. Equipped with lighting and power, the garage also houses the recently installed Worcester central heating boiler.

To the rear, the beautifully landscaped garden has been designed to create an exceptional outdoor living space. A raised porcelain terrace, enclosed by contemporary glass and steel balustrading, enjoys elevated views towards High Town and provides an ideal setting for outdoor dining and entertaining. Steps descend to a level lawn, enclosed by attractive feature fencing, offering a private and low-maintenance outdoor space.

SERVICES

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

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitors.

COUNCIL TAX

Shropshire Council.

Tax Band: D

www.mycounciltax.org.uk/content/index

VIEWING ARRANGEMENTS

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

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

From Bridgnorth High Town proceed onto Salop Street and take the first turning on the left onto the (B4364) Ludlow Road. Continue towards the top taking a left hand turn before the island sign posted 'Ludlow Road' leading to 'Ludlow Heights'. bear left then right into 'Ludlow Heights, continue around to the right where number 25 is located towards the top of the cul-de-sac positioned on the left hand side.

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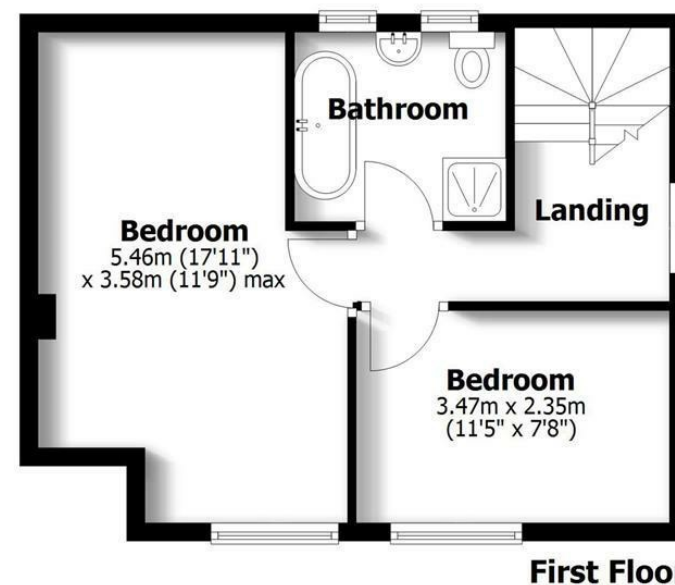
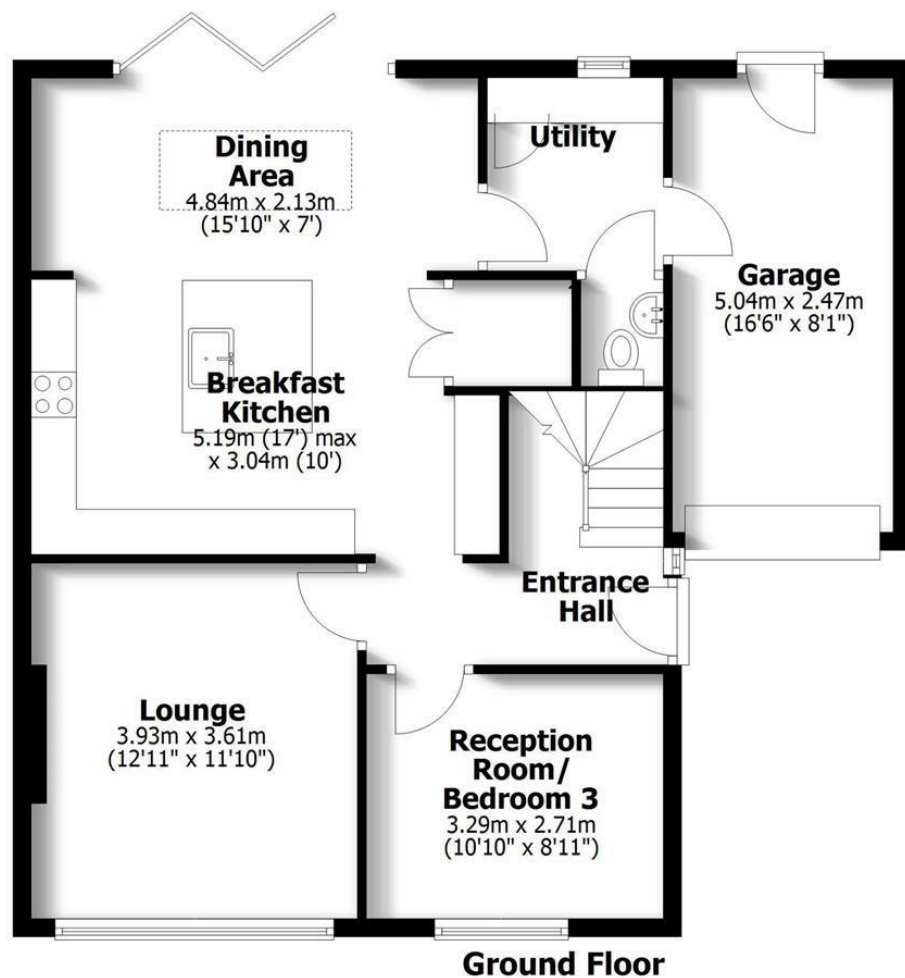
Offers Around
£425,000

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.



25 LUDLOW HEIGHTS BRIDGNORTH



HOUSE: 102.4sq.m. 1,102.0sq.ft.
GARAGE: 11.6sq.m. 125.2sq.ft.
TOTAL: 114.0sq.m.1,227.2sq.ft.

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

