

13 Orchard Drive, Bridgnorth, WV16 4HY

BERRIMAN EATON

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In need of some modernisation throughout, this 2 bedroom bungalow has great potential. Situated in a convenient and popular location within walking distance to local amenities and public transport. No Onward Chain.

Bridgnorth High Street - 0.5 miles, Much Wenlock - 7.9 miles, Telford - 14 miles, Kidderminster - 15.2 miles, Wolverhampton - 15.5 miles, Shrewsbury - 20.9 miles, Ludlow - 20.1 miles, Birmingham -31.1 miles. (All distances are approximate).

LOCATION

Situated just off Innage Lane, Orchard Drive is within walking distance of local shops and public transport and the High Town amenities beyond. Bridgnorth is a picturesque Market Town with a variety of facilities including shops, cafes, post office, restaurants and pubs. Bridgnorth benefits from good schooling in both sectors as well as sporting facilities, healthcare and further local attractions such as the River Severn, Severn Valley Steam Railway and the farmers market of a weekend.

ACCOMODATION

Upon entering the property the hallway leads to the living room, both bedrooms and the bathroom. The living room is spacious and bright with a large window and feature fireplace with gas fire. The living room leads to the kitchen with plentiful cupboard space, provisions for washing machine, and under counter fridge/freezer and an electric cooker; off the kitchen there is a conservatory which leads out to the garden.

The principal bedroom is a good sized double room with built in storage, benefitting from a view over the back garden. There is a second double bedroom, overlooking the front aspect. The bathroom has a walk in shower, WC and sink.

OUTSIDE

To the front the property benefits from a driveway with parking for two vehicles, access to the rear and a front garden with lawn and planted beds with shrubbery. The rear garden of the property has a patio area and path, a flat lawn and mature planted beds. The garden overlooks the local football pitch and enjoys an open aspect to the rear. There is a detached single garage with up and over door and personnel door from the garden providing good storage.

SERVICES

We have been advised by our client that all mains services are connected. Verification should be obtained by your Surveyor.

COUNCIL TAX

Shropshire Council
Tax Band: C

TENURE

We have been informed by our client that the property is FREEHOLD. Verification should be obtained by your Solicitor.

VIEWING ARRANGEMENTS

Viewings strictly BY APPOINTMENT ONLY. Please contact our Bridgnorth Office.

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

Offers Around
£260,000

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.






13 ORCHARD DRIVE
BRIDGNORTH



Ground Floor

HOUSE:	60.6sq.m.	653sq.ft.
GARAGE:	16.8sq.m.	181sq.ft.
TOTAL:	**77.4sq.m.**	**834sq.ft.**

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







