

41 Beech Road, Bridgnorth, Shropshire, WV16 4PJ

BERRIMAN EATON

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A greatly improved family home enjoying many features that make this house an exceptional buy. The house enjoys remarkable views to the front over the Town, has near-by shops and schools, ample parking and a large rear garden having a sunny aspect. Internal viewing will reveal well presented rooms comprising: Hall, lounge, spacious fashionably fitted dining kitchen, separate utility, WC, conservatory, three good bedrooms, re-fitted bathroom and a staircase leading to a large loft room.
Much Wenlock - 7 miles, Telford - 15 miles, Kidderminster - 15 miles, Shrewsbury - 20 miles, Ludlow - 20 miles, Wolverhampton - 16 miles, Birmingham - 30 miles.
(All distances are approximate).

LOCATION

The picturesque riverside market town of Bridgnorth offers an excellent range of amenities, including a variety of independent shops, cafés, post offices, pubs, and restaurants. The town also benefits from primary and secondary schools, sports facilities, healthcare services, a hospital, and popular local attractions such as the Severn Valley Railway, the River Severn, and regular weekend farmers' markets.

Beech Road is conveniently situated close to a local convenience store, butcher's shop, and post office on Sydney Cottage Drive, with regular public transport services available nearby, making it an ideal location for everyday convenience and connectivity.

ACCOMMODATION

Having been improved and extended by the current owners, this spacious property is beautifully presented throughout.

Upon entering, a entrance hall provides access to the main living areas, with stairs rising to the first floor. The generous living room overlooks the front elevation and features a fireplace with a cast-iron log-burning stove, creating a warm and inviting atmosphere.

Double doors lead through to an impressive open-plan dining kitchen, which has been extended to create a bright and contemporary space ideal for family life and entertaining. Skylights and rear-facing windows flood the room with natural light while providing pleasant views over the garden. The kitchen is fitted with a range of matching wall and base units, complemented by worktops and an inset sink unit. Integrated appliances include an oven, grill, hob, and extractor hood.

A rear door provides direct access to the garden. Adjacent to the kitchen is a practical utility room with space and plumbing for laundry appliances, as well as further access to the garden. An additional door leads to a separate side entrance, offering useful storage space for coats, boots, and outdoor equipment.

The first floor landing gives access to the principal double bedroom, which benefits from fitted wardrobes and a front facing window enjoying views towards High Town. There are two further bedrooms and a family bathroom fitted with a WC, wash hand basin, and bath with shower over.

OUTSIDE

Externally, the property is set back from the road behind a tarmac driveway providing off road parking. To the rear, the garden has been attractively landscaped, featuring a lower patio area with steps leading up to a level lawn. The garden enjoys a sunny aspect and is enclosed by fenced boundaries, creating a private and pleasant outdoor space.

SERVICES

We are advised by our clients that main services are connected. Verification should be obtained by your surveyor.

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: B.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Whitburn Street proceed over the two traffic islands and take a right turn into Victoria Road. Proceed along and take the second left into Sydney Cottage Drive then first left into Beech Road. Number 41 is positioned along on the right hand side.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£309,950

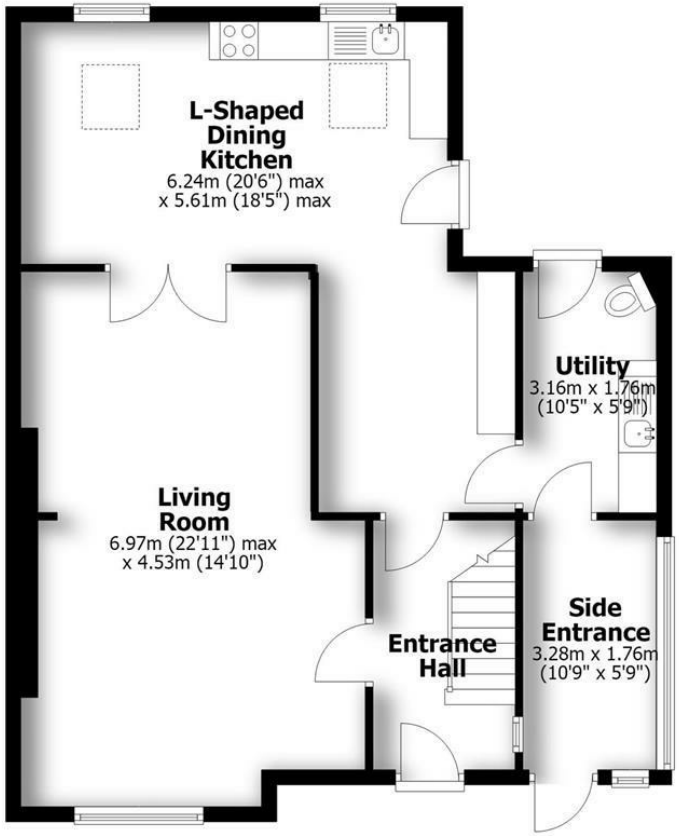
EPC: D

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.

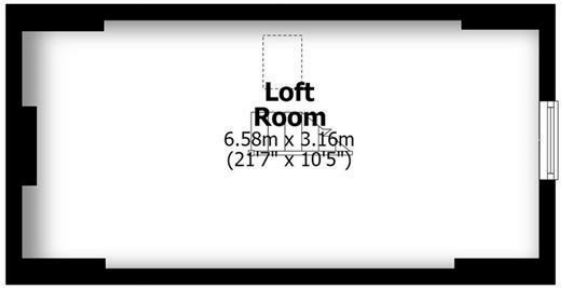


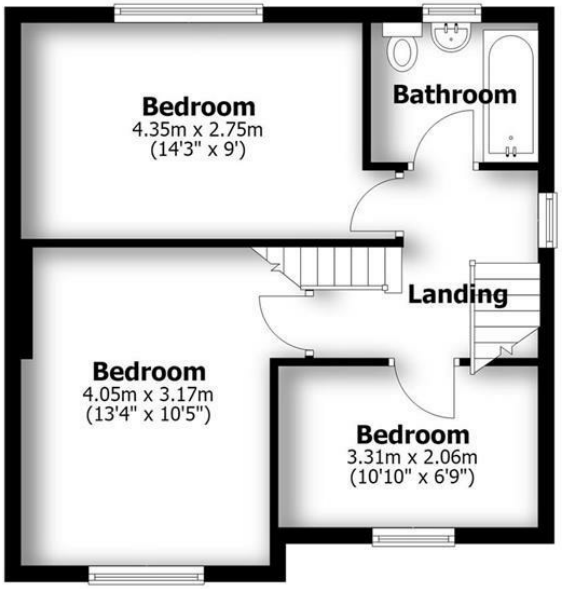



41 BEECH ROAD
BRIDGNORTH



Ground Floor





First Floor

HOUSE:	118.3sq.m.	1,273.8sq.ft.
LOFT ROOM:	20.8sq.m.	224.1sq.ft.
TOTAL:	**139.1sq.m.**	**1,497.9sq.ft.**

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







