15 Farmlands Road, Bridgnorth, WV16 5AX

BERRIMAN
EATON

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Very well presented modern three bedroom semi detached home located within this popular High Town residential area close to all amenities. The property has a large driveway, garage, a lovely sized lounge plus a modern light and airy kitchen; enclosed garden to the rear.
Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Dudley - 17 miles, Shrewsbury - 19 miles, Birmingham - 28 miles.
(All distances are approximate).

LOCATION

Farmlands Road is a highly sought-after residential location, ideally situated close to the excellent amenities and schools of the historic market town of Bridgnorth.

Bridgnorth offers a wide range of facilities, including an excellent selection of independent shops, primary and secondary schools, healthcare services, a community hospital, post offices, and a variety of pubs, cafés, and restaurants. The town also boasts numerous sports clubs, regular weekend markets, and popular local attractions such as the Severn Valley Railway, the River Severn, and the Cliff Railway. Positioned within a quiet cul-de-sac, Farmlands Road is within easy walking distance of the town's High Street, scenic countryside walks, and convenient public transport links providing access to surrounding towns and regional centres.

ACCOMMODATION

Upon entering through the front door, there is a bright entrance hall with stairs rising to the first floor and a useful understairs storage cupboard. The spacious through lounge enjoys a dual aspect, creating a light and airy living space, with sliding patio doors opening directly onto the rear garden. A central feature fireplace houses a coal-effect gas fire. The extended breakfast kitchen has been thoughtfully designed and is fitted with a comprehensive range of contemporary base and wall units with complementary work surfaces incorporating a sink unit. A selection of integrated Bosch appliances includes an oven, induction hob with extractor hood, microwave, fridge and dishwasher. A central island provides additional preparation space and storage, whilst also incorporating a breakfast bar for informal dining. A window overlooks the rear garden and a side door provides convenient external access.

Stairs rise from the entrance hall to the first floor landing, where there is access to the part-boarded loft space via a pull-down ladder. The first floor comprises two generous double bedrooms and a well-proportioned third bedroom, currently utilised as a home office. Completing the accommodation is a stylish family bathroom, fitted with a contemporary white suite comprising a WC, wash hand basin and a P-shaped bath with shower over.

OUTSIDE

The property is set back behind a tarmac driveway, providing ample off road parking and access to the adjoining garage. The garage is fitted with an up-and-over door, plumbing for a washing machine, a wall-mounted central heating boiler, and a personnel door leading directly to the rear garden.

The enclosed rear garden has been attractively landscaped, featuring a well maintained lawn, a paved patio terrace ideal for outdoor dining and entertaining, and slate borders. Enclosed by a fence boundary, the garden enjoys a pleasant aspect.

SERVICES

We are advised by our client that all mains services are connected. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is Freehold. Vacant possession will be given upon completion. Verification should be obtained by your solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: C.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

Proceed out of Bridgnorth via Salop Street continuing onto the Wenlock Road. Take a left turn into Portmans Way, then second left into Farmlands Road, where the property is located along on the left 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

£325,000

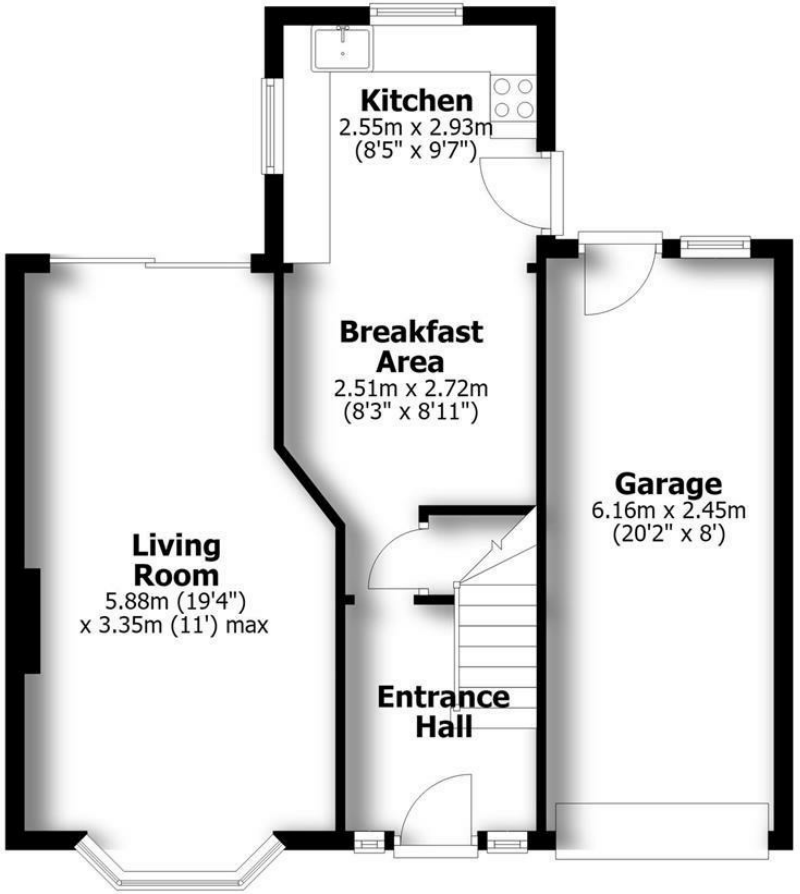
EPC: D

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.

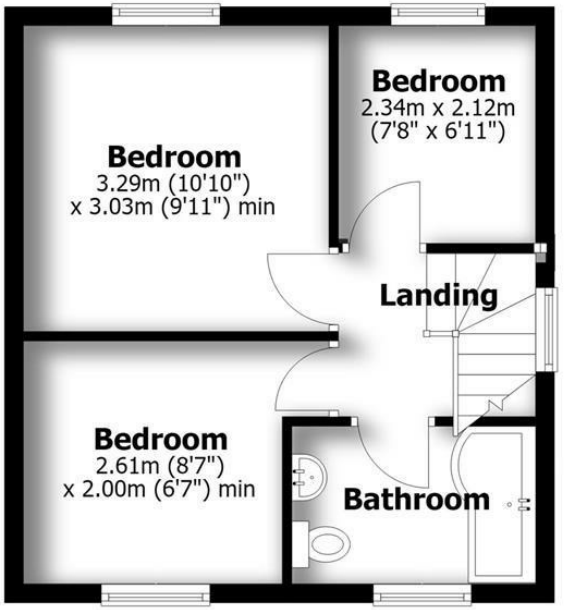
15 FARMLANDS ROAD
BRIDGNORTH

HOUSE:	72.6sq.m.	781.8sq.ft.
GARAGE:	15.1sq.m.	162.3sq.ft.
TOTAL:	**87.7sq.m.**	**944.1sq.ft.**

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



Ground Floor



First Floor