



3 Hillside Avenue, Bridgnorth, Shropshire, WV15 6BS

BERRIMAN
EATON

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Enjoying a generously sized corner plot, this three bedroom semi-detached home is immaculately presented, having been recently fully refurbished. The property has excellent off road parking, a stylish modern interior and a lovely garden to the rear. Viewing highly recommended to appreciate the internal condition.

Bridgnorth Town Centre- 1 mile, Telford - 13 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Birmingham - 28 miles.
(All distances are approximate).

LOCATION

The historic market town of Bridgnorth is home to many places of interest such as the Severn Valley Steam Railway, funicular railway, theatre on the steps and the River Severn offering scenic riverside walks. Bridgnorth boasts an excellent range of everyday facilities, including independent shops, supermarkets, cafés, pubs, restaurants, leisure and sports clubs, a cinema, well regarded primary and secondary schools, and comprehensive healthcare services, including a community hospital. The bustling High Street hosts regular local markets and a variety of seasonal events throughout the year, creating a vibrant community atmosphere.

Hillside Avenue is conveniently situated just off the A442, within walking distance of the town centre, where residents can enjoy all that Bridgnorth has to offer. The property also benefits from easy access to the surrounding countryside, including scenic walks along the River Severn and nearby rural footpaths.

ACCOMMODATION

The front door opens into the entrance hall, with stairs rising to the first floor. A door leads through to the lounge, which features a bay window to the front elevation, a side window, and a modern inset electric fire. The contemporary kitchen is fitted with a range of matching base and wall cabinets with worktops over, incorporating a stainless steel sink unit. Integrated appliances include a ceramic hob with extractor hood above, oven, grill, microwave, fridge freezer, slimline dishwasher, and washing machine. The worktops also incorporate a breakfast bar, while a door provides access to a useful understairs pantry cupboard. Sliding patio doors open onto the rear garden.

To the first floor, the landing provides access to three bedrooms, shower room and the loft space. The principal double bedroom enjoys a front aspect and benefits from fitted wardrobes with sliding doors. A second double bedroom overlooks the rear garden and features a built-in cupboard, while the third bedroom offers flexibility as a guest bedroom, or home office. The fully tiled family shower room is fitted with a walk-in shower, a wash hand basin set within a vanity unit, and a WC.

OUTSIDE

Enjoying a corner plot, 3 Hillside Avenue benefits from a driveway providing off road parking which leads to the single garage. Lawned gardens extend to both the front and side of the property. The rear garden is predominantly laid to lawn and is enclosed by fenced boundaries. A paved patio provides an ideal seating area, and there is pedestrian access into the garage.

SERVICES

We are advised by our client that all main services are connected. Verification should be obtained from 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: C.
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Strictly by appointment through the Bridgnorth Office.

DIRECTIONS

Leaving Bridgnorth heading out towards Kidderminster on the A442 via Hospital Street. At the island continue straight over, taking the next left turn into Hillside Avenue, where number 3 can be found a short distance along on the left-hand side identified by our for sale board.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
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Bridgnorth Office

01746 766499
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Wombourne Office

01902 326366
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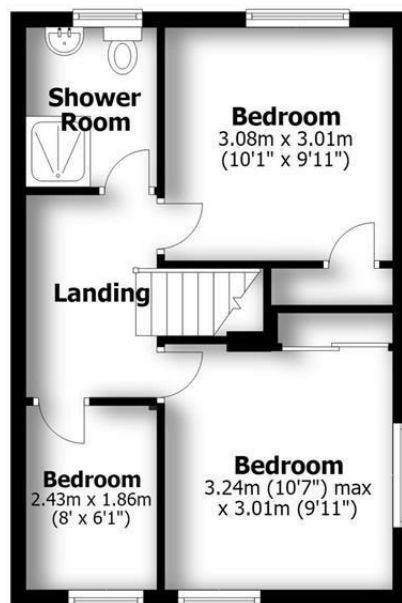
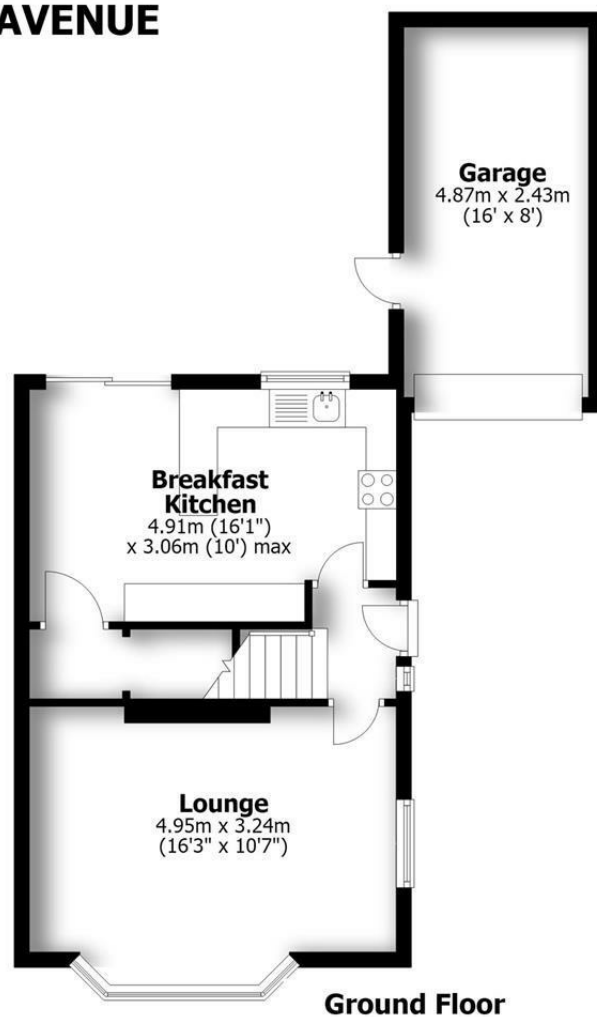
Offers Around
£335,000

EPC:

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.



3 HILLSIDE AVENUE BRIDGNORTH



First Floor

HOUSE: 71.5sq.m. 769.2sq.ft.
GARAGE: 11.8sq.m. 127.4sq.ft.
TOTAL: 83.3sq.m. 896.6sq.ft.

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

