



55 Rastrick Close, Bridgnorth, Shropshire, WV16 5AR

BERRIMAN
EATON

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An immaculate four bedroom end terrace arranged over three floors. Impeccably maintained since new, the property combines contemporary interiors with practical family living and benefits from a private south-facing rear garden, garage and allocated parking.

Bridgnorth High Street - 1 mile, Shrewsbury - 21 miles, Ludlow - 19 miles. Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Stourbridge - 15 miles, Birmingham - 31 miles.

(All distances are approximate).

LOCATION

Rastrick Close is conveniently positioned within High Town, walking distance of the town centre, whilst also offering convenient access to the A458 for commuting further afield. The historic and vibrant market town of Bridgnorth provides an excellent range of amenities including independent shops, primary and secondary schools, healthcare facilities, Community Hospital, post offices, and a variety of pubs, cafés and restaurants.

The town also benefits from an excellent selection of sports clubs, regular weekend markets and a number of popular attractions, including the Severn Valley Railway, the River Severn and the historic Bridgnorth Cliff Railway, all of which contribute to the town's unique character and appeal.

ACCOMMODATION

The entrance hall leads to a breakfast kitchen, fitted with an attractive range of modern units and integrated appliances, including a dishwasher, fridge/freezer, washing machine, oven/grill and four-ring gas hob. To the rear of the property, a spacious full-width living room enjoys views over the garden and features French doors opening onto the private south-facing patio and lawn, creating an ideal space for both relaxing and entertaining. The ground floor is completed by a useful guest cloakroom/WC and understairs storage.

The first floor provides three well proportioned bedrooms, all served by a contemporary family bathroom. Occupying the entire second floor, the impressive principal bedroom suite offers an excellent sense of space, complemented by excellent fitted storage and a stylish en-suite shower room.

OUTSIDE

Outside, the enclosed south-facing rear garden provides a private, low-maintenance outdoor space, ideal for relaxing and entertaining, having gated side access to the front. A personnel door provides direct access into the garage. A communal courtyard provides allocated parking directly in front of the single garage. The garage is fitted with an up-and-over door to the front, together with a rear personnel door offering convenient access to and from the garden.

SERVICES

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

TENURE

We are advised by our client that the property is FREEHOLD. Please note that there is a bi-annual management fee which at a cost of around £130 (£260 per year approx.). Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council
www.mycounciltax.org.uk/content/index
Tax Band: C

FIXTURES AND FITTINGS

By Separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS

From our offices proceed onto Salop Street and take the next left onto the Ludlow Road. Proceed towards the top of the Ludlow Road taking the last turning on the right before the island into Harley Way. Continue along taking the next left into Maudlins Way, where 55 Rastrick Close can be found a short way along on the left-hand side. The garage and parking can found around to the right-hand side of the property located within the courtyard.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£325,000

EPC:

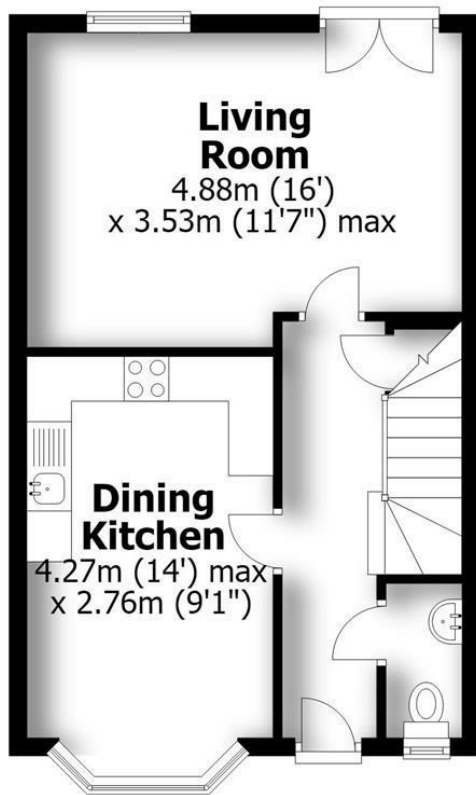
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



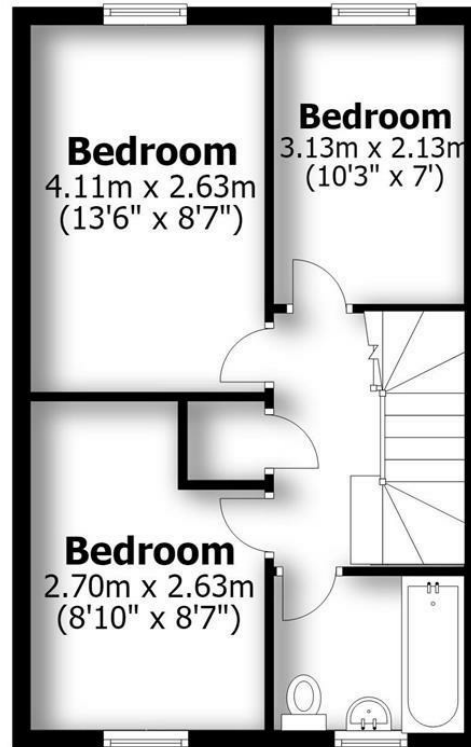
55 RASTRICK CLOSE BRIDGNORTH

HOUSE: 109.5sq.m. 1,178.3sq.ft.
GARAGE: 13.3sq.m. 143.2sq.ft.
TOTAL: 122.8sq.m. 1,321.5sq.ft.

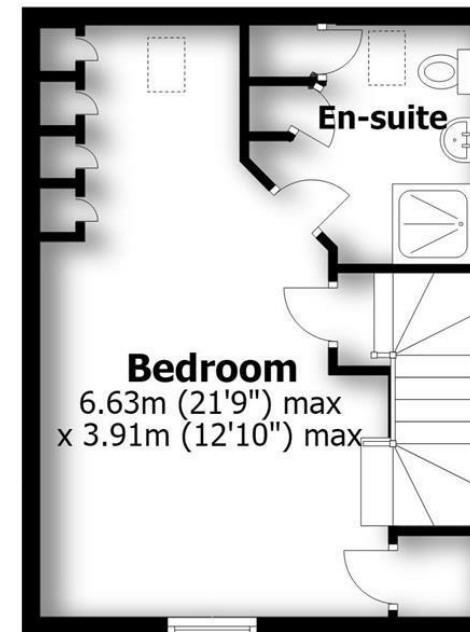
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor



