

21 The Hawthorns, Bridgnorth, WV16 5JG

BERRIMAN EATON

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An extended detached five bedroom home, located within a quiet cul-de-sac having a driveway, double garage and enclosed garden to the rear with views across to the Castle Walk. NO ONWARD CHAIN.

Much Wenlock - 8 miles, Ironbridge - 9 miles, Shrewsbury -21 miles, Telford - 13 miles, Kidderminster - 14 miles, Wolverhampton - 17 miles, Ludlow - 20 miles, Birmingham - 31 miles. (All distances are approximate).

LOCATION

The Hawthorns is extremely convenient for the towns amenities being within walking distance, the High Street is approximately 0.3 miles on foot and offers a full selection of amenities including medical facilities, schools, shopping and recreational clubs and attractions. The Severn Valley Steam Railway is located just a short stroll away which hosts many events throughout the year along with the Railwayman's Arms together with an abundance of scenic public footpaths that lead into the countryside or along the River.

ACCOMMODATION

The front door opens into an entrance hall with stairs rising to the first floor, a useful understairs storage cupboard and a convenient guest cloakroom/WC. Positioned to the rear of the property, the kitchen enjoys views over the garden towards Castle Walk and St Mary Magdalene Church. Fitted with a range of base and wall-mounted units with worktops over, inset sink unit and a built-in oven and gas hob. Adjoining the kitchen is a useful utility room, fitted with a sink unit and offering plumbing for a washing machine, together with a wall mounted gas central heating boiler. A side access door provides convenient access to the garden. The dual aspect living/dining room features an attractive bow window to the front elevation and sliding patio doors leading into the conservatory, creating an additional reception space.

The first floor landing provides access to the loft via a pull-down ladder, together with an airing cupboard and an additional storage cupboard.

The principal bedroom is a generous double room enjoying an attractive rear aspect and benefits from a private en-suite shower room. The first floor has been extended over the garage to create four further well proportioned double bedrooms complete with the family bathroom comprising a large corner bath with electric shower over, WC and a fitted wash hand basin set within a vanity unit.

OUTSIDE

To the front of the property, a generous driveway provides ample off-road parking and leads to the adjoining double garage, which is fitted with a remote-controlled up-and-over door to the front and a personnel door to the rear.

The rear garden is predominantly laid to lawn and enclosed by mature hedging and fencing, creating a good degree of privacy. A paved patio offers the ideal setting for outdoor dining. Gated side access leads to the front of the property and also provides access to the rear of the garage.

SERVICES

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

COUNCIL TAX

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

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.

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

Leaving Bridgnorth High Town via Pound Street, continuing onto Hollybush Road, take a right hand turn into Oldbury Wells, then left into The Hawthrons where number 7 can be found 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
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£595,000

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.

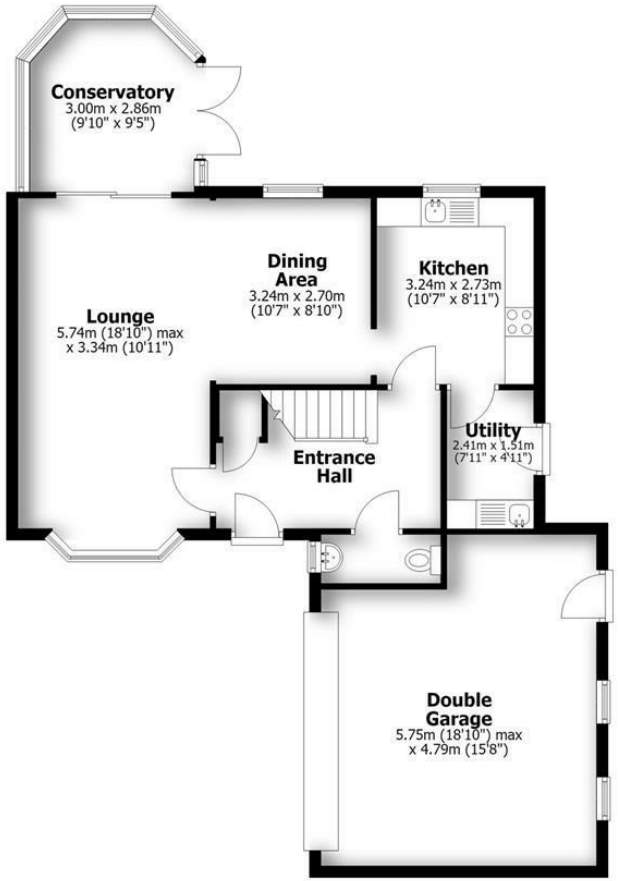




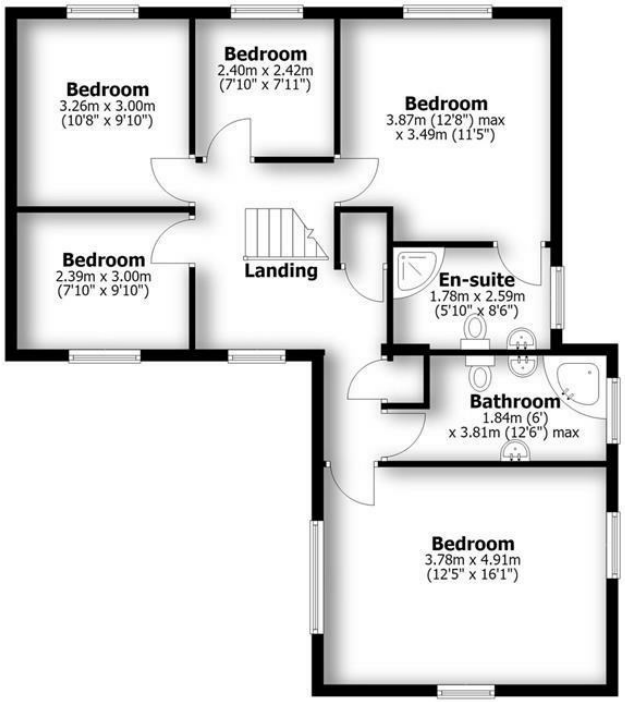

21 THE HAWTHORNS
BRIDGNORTH

HOUSE:	143.7sq.m.	1,547.3sq.ft.
GARAGE:	25.4sq.m.	273.9sq.ft.
TOTAL:	**169.1sq.m.**	**1,821.2sq.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







