9 The Croft, Bridgnorth, WV15 5AE

BERRIMAN
EATON

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Having been extended to the ground floor, this impressive detached family home is situated within walking distance of the town centre and enjoys a beautiful, private landscaped garden. The immaculately presented property offers four bedrooms, an adjoining garage and a large driveway providing excellent off-road parking.

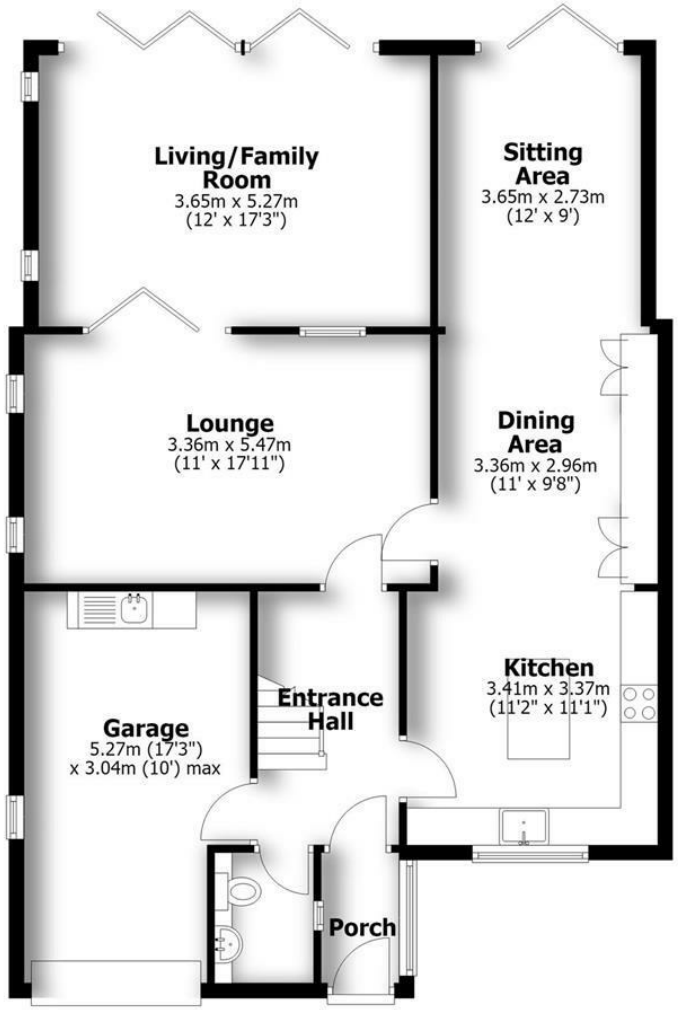
Much Wenlock - 9 miles, Telford - 13 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Ludlow - 21 miles, Wolverhampton - 14 miles, Birmingham - 33 miles.

(All distances are approximate).

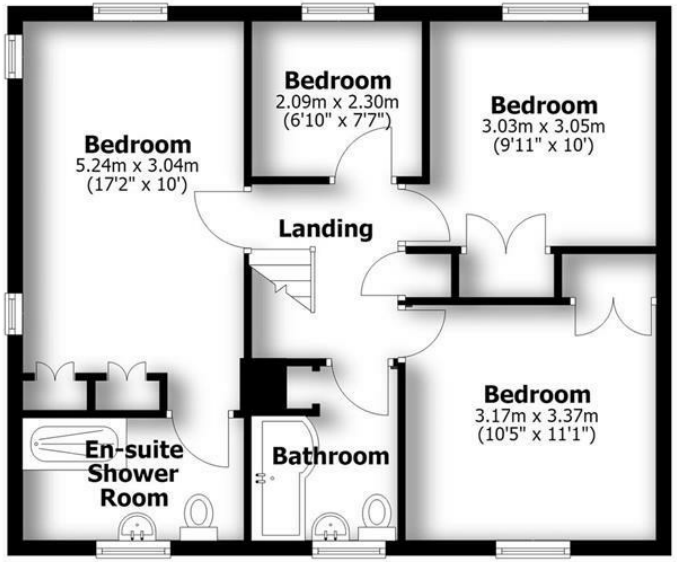
9 THE CROFT
BRIDGNORTH

HOUSE:	142.0sq.m.	1,528.4sq.ft.
GARAGE:	15.0sq.m.	160.9sq.ft.
TOTAL:	**157.0sq.m.**	**1,689.3sq.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

LOCATION
The Croft is ideally positioned within walking distance of the wide range of amenities available in both Low Town and High Town. Situated in a convenient cul-de-sac location, the property allows residents to enjoy an excellent array of facilities easily on foot. Nearby amenities include primary and secondary schools, healthcare services, Community hospital, post offices, places of interest, and a wide selection of shops, pubs, restaurants and sports facilities. The area is also renowned for its popular attractions and beautiful surroundings, including the Severn Valley Railway, picturesque walks along the River Severn and the iconic Cliff Railway, providing excellent opportunities for leisure and recreation right on the doorstep.

ACCOMMODATION
A glazed porch with front door opens into the entrance hall, where stairs rise to the first floor. The hall also provides integral access to the garage and features a convenient guest cloakroom/WC. Doors lead through to the principal living accommodation, which includes an impressive open-plan dining kitchen. The kitchen is fitted with a comprehensive range of bespoke cabinets, concealed lighting and a central breakfast bar, with integrated appliances including a double oven, hob with extractor hood, dishwasher and fridge. Granite worktops provide excellent preparation space and incorporate an inset sink unit, while a window overlooks the front elevation. Leading from the dining area is an additional, versatile seating area, featuring bi-folding doors with remote controlled integrated blinds, opening directly onto the garden. The lounge has windows looking out to the side elevation and features an attractive fireplace housing a gas fire. Extending from the lounge is a modern, light-filled living/family area, creating an additional modern living space. Full width bi-folding doors, again fitted with remote-controlled integrated blinds, open seamlessly onto the rear patio terrace, creating wonderful indoor/outdoor living.

On the first floor, the principal double bedroom benefits from a dual aspect and a range of bespoke fitted wardrobes. There is also a modern en-suite shower room comprising a WC, wash basin and shower. There are three further bedrooms, two of which benefit from built-in double wardrobes. The family bathroom is fitted with a modern suite comprising a WC, hand basin and P-shaped bath with shower over.

OUTSIDE
The property is approached via a large block paved driveway, providing excellent parking, with a front garden laid mainly to lawn and enclosed by attractive hedging. The adjoining garage has an up/over door to the front, lights and power connected, together with a useful utility area to the rear providing provision for appliances.

Gated side access leads into the rear garden, which has been creatively landscaped to provide a particularly private and attractive setting. The garden is mainly laid to lawn and features patio terraces, summer house and raised borders planted with a variety of maturing shrubs, ornamental trees and plants. From the garden, there are attractive views towards the town and St Leonard's Church, adding to the appeal of this wonderful family home.

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

COUNCIL TAX
Shropshire Council.
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.

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

DIRECTIONS
Proceeding away from High Town crossing over the Old Bridge in Low Town continuing onto Mill Street. At the island take the first exit onto the Telford Road (A442), then take the next right into The Croft where number 9 can be found on the right-hand side.

Offers Around £599,950

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.

FAMILY

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