



56 Duchess Drive, Bridgnorth, WV16 4JD

BERRIMAN
EATON

56 Duchess Drive, Bridgnorth, WV16 4JD

Conveniently positioned close to a range of local shops and schools, this three bedroom semi detached home offers an excellent opportunity for buyers looking to cosmetically improve the accommodation. The property benefits from a block paved driveway providing off-road parking, carport and a large garage with an enclosed rear garden. NO UPWARD CHAIN. High Street - 0.8 miles, Much Wenlock - 8 miles, Telford - 15 miles, Kidderminster - 14 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Wolverhampton - 16 miles. Birmingham - 32 miles. (All distances are approximate).

LOCATION

Duchess Drive is conveniently situated within easy walking distance of a local convenience store and a range of other shops, with regular public transport services close by. The location is particularly well suited to families, with a choice of nearby sports clubs and the local leisure centre, while both primary and secondary schools are also within walking distance. Bridgnorth offers a comprehensive range of shopping and healthcare facilities, with the larger commercial centres of Telford, Wolverhampton and Birmingham all within convenient commuting distance. The historic town centre is well known for its lively weekend markets and excellent selection of restaurants, pubs and cafés, alongside a wealth of attractions and places of interest. These include the Severn Valley Railway, Theatre on The Steps and an Art Deco cinema. The famous Cliff Railway, which rises from the banks of the River Severn to Castle Walk, provides spectacular views across the surrounding Severn Valley.

ACCOMMODATION

On entering the property, the entrance hall provides access to the first floor, with stairs rising from the hallway. The lounge overlooks the front aspect, with an additional side window providing plenty of natural light, together with an electric fire. To the rear, the breakfast kitchen overlooks the garden and is fitted with a range of base and wall mounted cabinets, incorporating a sink and space for appliances. A useful understairs storage cupboard provides additional storage. The kitchen leads through to the conservatory, which offers a further sitting area overlooking the rear garden, with doors providing direct access outside.

To the first floor, there are two double bedrooms, a further third bedroom and the house bathroom, fitted with a panelled bath with shower over, WC and wash hand basin. An airing cupboard houses the central heating boiler, while there is also access to the loft space.

OUTSIDE

A block paved driveway provides off-road parking, complemented by a small lawned area. Iron gates lead along the side of the property to the large single garage, which benefits from double opening doors to the front, with power and lighting connected. To the rear of the garage is a useful store/workshop, providing additional storage or workspace. The rear garden is predominantly lawned, with planted borders and enclosed by fenced boundaries, offering a pleasant and private outdoor space.

SERVICES

We are advised by our client that all main services are connected. There is a gas fired combination boiler installed. The property has been re-wired. Warranties available for the garage roof and cavity wall insulation. 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.

FIXTURES AND FITTINGS

By separate negotiation.

COUNCIL TAX

Council Tax Band: C.
Shropshire Council

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Whitburn Street, proceed to the High Street and turn left at the T-junction. Proceed under the Northgate and continue straight over taking the next left into Innage Lane. Continue along passing St. Leonard's Infant and Primary School and as the road bends to the left, turn right onto Queensway Drive, then first left onto Duchess Drive where number 56 can be found towards the top along the right-hand side.

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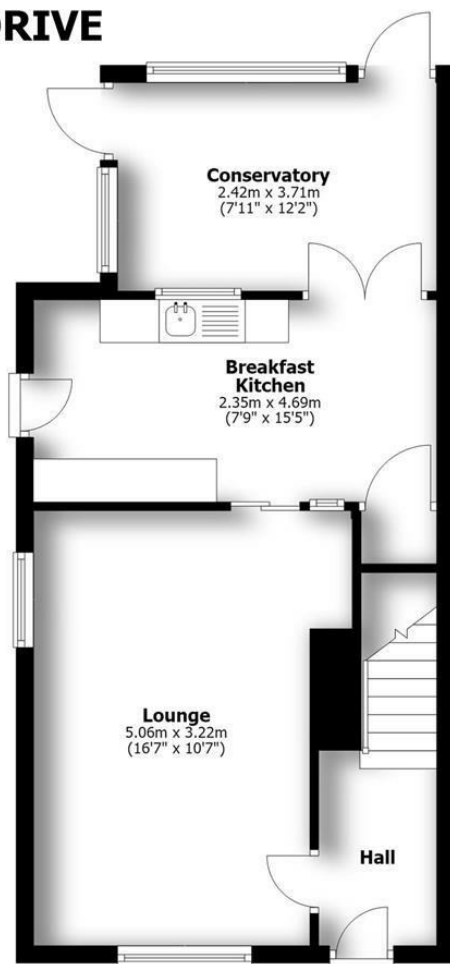
Offers Around
£279,995

EPC: D

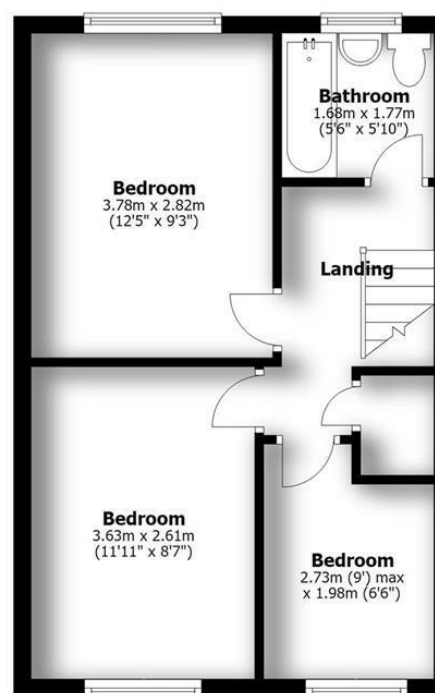
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



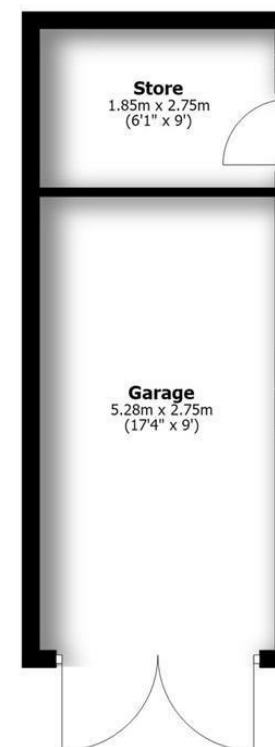
56 DUCHESS DRIVE BRIDGNORTH



Ground Floor



First Floor



HOUSE: 79.8sq.m. 858.5sq.ft.
GARAGE: 19.9sq.m. 213.8sq.ft.
TOTAL: 99.7sq.m. 1,072.3sq.ft.

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

