Meadow Crest Cooks Cross, Alveley, Bridgnorth, Shropshire, WV15 6LS

BERRIMAN
EATON

# Meadow Crest Cooks Cross, Alveley, Bridgnorth, Shropshire, WV15 6LS

Very convenient for the local shops - a large detached bungalow set within an impressive plot of approximately one-third of an acre, enjoying pleasant views to the rear. The property currently offers three bedrooms, two reception rooms, a private driveway and an adjoining garage. Ideally situated within walking distance of a range of amenities including a convenience store, the property has potential for further extensions (STPP) and there is no upward chain.

Bridgnorth - 8 miles, Kidderminster - 7 miles, Telford - 19 miles, Wolverhampton - 18 miles, Stourbridge - 10 miles, Shrewsbury - 28 miles.
(All distances are approximate).

## LOCATION

Located in the Severn Valley, Alveley village lies south-east of the market town of Bridgnorth. The village offers a thriving community and is well equipped offering a local convenience store, regular bus services and a selection of local pubs and eateries. There is a Primary school and recreation ground with children's play area, Church and a part time post office. The village also has a tennis club, cricket club and a variety of other active community and social groups. Of particular note is the Severn Valley Country Park, with its own cafe, which is on the outskirts of the village and sits alongside the River Severn and the Severn Valley Railway (with halt station) and connects a number of cycling and walking routes.

## ACCOMMODATION

The property is approached with a side entrance, opening into the side hall providing excellent boot storage, access to the rear garden and integral access to the garage A further door opens into the kitchen, which is fitted with matching base and wall cabinets, worktops over, a stainless steel sink unit and space for additional appliances. Windows look out to both the front and rear aspects. Leading off the kitchen is a through dining room, featuring a window looking out across the rear gardens. The oil fired central heating boiler is located here along with a cupboard houses the hot water tank.

Leading through is a spacious inner hall, with doors providing access to the principal living areas and bedrooms. The lounge enjoys a dual aspect, with a door providing access to the front entrance porch and a feature fireplace. The principal double bedroom is fitted with matching bedroom furniture and benefits from a window overlooking the rear elevation with views beyond. There are two further double bedrooms, both of which overlook the front elevation. The bedrooms are served by a shower room fitted with a shower and wash hand basin with a separate WC. There is also a cloakroom cupboard providing useful storage, together with loft access from the hall.

## OUTSIDE

Externally, the property is set back behind a neatly laid block paved driveway, with a lawned front garden enclosed by a hedge boundary. To the rear, the large garden is mainly laid to lawn and enclosed by a hedge boundary, enjoying far-reaching views beyond enjoying a private aspect. Within the garden there is also a selection of timber sheds for storage.

## SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central. Main gas is available but not connected to the property. Verification should be obtained from your surveyor.

## COUNCIL TAX

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

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

Leaving Bridgnorth on the A442 towards Kidderminster. On entering Alveley turn right into Daddlebrook Road then first right into Cooks Cross. Continue along where Meadow Crest can be found along on the left-hand side after the turning for Birch Grove.


**Tettenhall Office**
01902 747744
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**Bridgnorth Office**
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bridgnorth@berrimaneaton.co.uk

**Lettings Office**
01902 749974
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**Wombourne Office**
01902 326366
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**www.berrimaneaton.co.uk**


Asking Price
£450,000

EPC: E


**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.

# MEADOW CREST
## COOKS CROSS, ALVELEY

Ground Floor

| | | |
|---|---|---|
| HOUSE: | 99.5sq.m. | 1,070.7sq.ft. |
| GARAGE: | 23.3sq.m. | 250.9sq.ft. |
| **TOTAL:** | **122.8sq.m.** | **1,321.6sq.ft.** |

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