17 Hillside Avenue, Bridgnorth, Shropshire, WV15 6BT

BERRIMAN
EATON

17 Hillside Avenue, Bridgnorth, Shropshire, WV15 6BT

A beautifully presented home, which has been re-decorated and re-carpeted throughout, offering well proportioned two double bedroom accommodation with the benefit of planning permission to extend (Planning Ref: 25/00145/FUL) . The property is complemented by a large driveway and single garage providing excellent off road parking, whilst to the rear is a generous tiered garden enjoying attractive views across to High Town and the Severn Valley.

Bridgnorth Town Centre- 1 mile, Telford - 13 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Birmingham - 28 miles.
(All distances are approximate).

LOCATION

The historic market town of Bridgnorth offers a wealth of places of interest, including the renowned Severn Valley Railway, the town's historic funicular railway, the Theatre on the Steps and the River Severn, which provides scenic riverside walks. Bridgnorth offers an excellent range of amenities and facilities to cater for everyday needs, including a variety of independent and national shops, traditional pubs, cafés and restaurants. The town also benefits from primary and secondary schooling, leisure and sports clubs, a cinema, community hospital and a range of healthcare services.

The bustling High Street provides a vibrant atmosphere, with regular local markets and a variety of seasonal events taking place throughout the year, particularly at weekends. Hillside Avenue is conveniently positioned just off the A442, within walking distance of the town centre and the surrounding countryside and Riverside walks.

ACCOMMODATION

On entering the property, an entrance hall with split level landing provides access to the living accommodation. Steps lead down to the lounge, which overlooks the front elevation through a large window, allowing plenty of natural light to fill the room. The lounge also features a log burning stove, creating a cosy focal point. Also accessed from this level is a double bedroom overlooking the front elevation, together with a modern shower room fitted with a WC, wash hand basin with vanity cupboard beneath and a corner shower. There is also an airing cupboard and access to a large storage area with restricted head height.

Steps rise to the upper level, where there is a principal double bedroom together with access to a loft space. The kitchen is fitted with a matching range of base and wall mounted cabinets, work surfaces over and a sink unit. Built in appliances include a ceramic hob with extractor hood and oven/grill. A window and door open into the adjoining conservatory, which provides a generous dining area together with space and plumbing for additional appliances. Windows and sliding doors overlook and open onto the rear garden, whilst a side door provides access to the driveway and garage.

OUTSIDE

17 Hillside is set back from the road in an elevated position behind a lawned frontage. A tarmac driveway extends to the front and side of the property, providing ample parking and access to the single garage. The garage is fitted with an up-and-over door to the front with lighting and power connected. The generous rear garden extends from the property and is tiered, creating scope for a variety of seating and planting areas. The upper level enjoys far reaching views across towards the town and Severn Valley.

NB:

Planning permission has been granted. Shropshire Council planning reference number: 25/00145/FUL

SERVICES

We are advised by our client that all main services are connected. 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.

COUNCIL TAX

Shropshire Council.
Tax Band: C.
https://www.gov.uk/council-tax-bands

VIEWING ARRANGEMENTS

Viewing strictly by appointment only through the Bridgnorth Office.

DIRECTIONS

Leaving Bridgnorth heading out towards Kidderminster on the A442 via Hospital Street. At the island continue straight over, taking the next left turn into Hillside Avenue. Follow the road around to the left where number 17 can be found along on the right-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

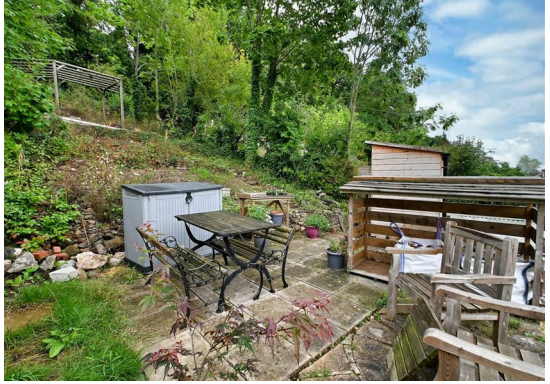
Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

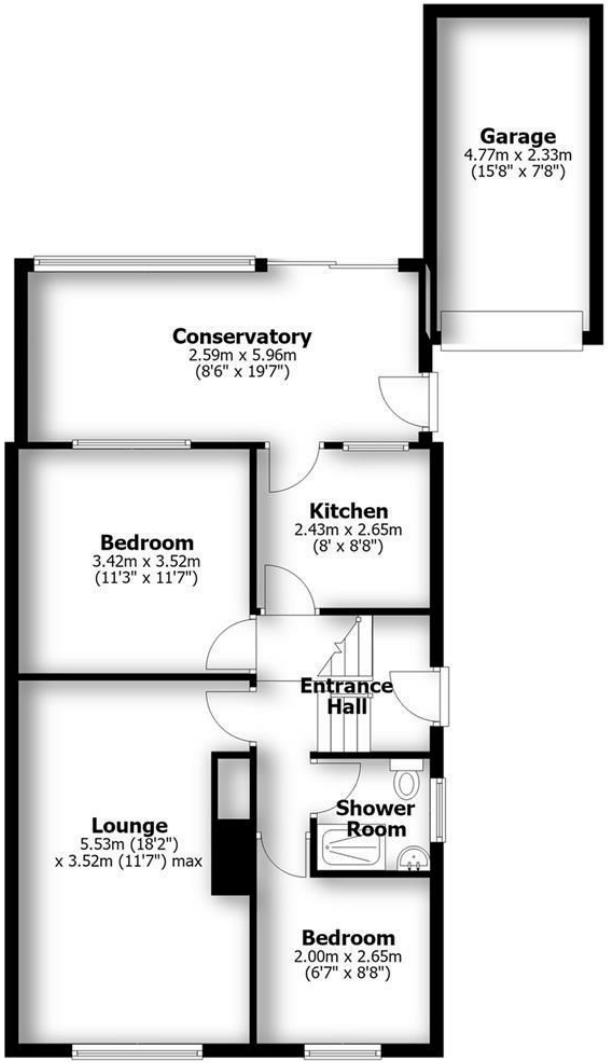
£289,950

EPC: C

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.



17 HILLSIDE AVENUE
BRIDGNORTH



HOUSE:	72.8sq.m.	783.5sq.ft.
GARAGE:	11.1sq.m.	119.7sq.ft.
TOTAL:	**83.9sq.m.**	**903.2sq.ft.**

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