

1 Kings Loade, Bridgnorth, Shropshire, WV16 4BT

BERRIMAN EATON



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Ideally situated within a modern riverside development, just a short distance from scenic walks and the Town Centre amenities, this immaculately presented three bedroom semi-detached home has been extended to the ground floor to create an open-plan living space incorporating a fitted breakfast kitchen. This property benefits further from a good sized private rear garden, driveway and additional visitor parking.
Kidderminster - 14 miles, Shrewsbury - 21 miles, Telford - 12 miles, Wolverhampton - 14.4 miles, Stourbridge - 14.6 miles, Birmingham - 30 miles.
(All distances are approximate).

## LOCATION

Kings Loade is a modern riverside development, conveniently situated within easy reach of an abundance of scenic walks, the Severn Valley Railway and the historic market town's bustling High Street. Renowned for its charm and character, Bridgnorth offers an excellent range of amenities, including a variety of independent shops, restaurants, traditional pubs and cafés, together with well-regarded schooling, healthcare facilities and a community hospital. The town also boasts popular weekend markets, a wide choice of leisure and sporting facilities, and a vibrant calendar of local events throughout the year.

## ACCOMMODATION

Approached via a covered entrance with access to a useful external store, the front door opens into a welcoming entrance hall, with stairs rising to the first floor and doors leading to the principal ground floor accommodation. To the front of the property is a versatile reception room, ideal as an additional sitting room, children's playroom or home office. To the rear, the present owners have thoughtfully extended the property to create an impressive open plan living space and breakfast kitchen, beautifully designed for modern family living. Engineered oak flooring flows seamlessly throughout. The lounge area features a corner log burning stove, creating a cosy focal point, whilst full width bi-folding doors frame views of the rear garden and open directly onto the outdoor space. The contemporary kitchen is fitted with a stylish range of matching base and wall cabinets, complemented by quartz worktops and a central island incorporating a breakfast bar. Integrated appliances include a washer/dryer, dishwasher, oven/grill with extractor above, wine fridge and combination microwave. Windows to both the front and rear elevations allow an abundance of natural light to fill this space.

From the entrance hall, stairs rise to the first floor landing, which provides access to an airing cupboard and loft space via a pull-down ladder. There are three bedrooms, comprising two well-proportioned doubles, one having fitted wardrobes and a third single bedroom currently used as a dressing room. Completing the accommodation is a stylish, fully tiled family bathroom, fitted with a contemporary suite comprising a panelled bath with shower over, concealed cistern WC and wash hand basin, together with an illuminated wall-mounted mirror.

## OUTSIDE

To the front, 1 Kings Loade benefits from a private driveway providing tandem off-road parking for two vehicles, bordered by a small foregarden, with additional visitor parking conveniently located nearby.

To the rear, the property enjoys a generously sized, enclosed lawned garden offering a particularly private aspect, together with the convenience of separate gated side access. A decked seating terrace provides an ideal setting for outdoor dining and entertaining, whilst a further covered seating area creates a sheltered retreat that can be enjoyed throughout the year.

## SERVICES

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

## 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. A quarterly service charge of approximately £100 applies for the grounds maintenance within the cul-de-sac.

## COUNCIL TAX

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

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

Leave Bridgnorth High Town and proceed towards Low Town via Pound Street which continues onto Hollybush Road (B4373). Take a right hand turn the onto the B4363 Oldbury Road then immediate left into Kings Loade. No.1 can be found a short distance along on the right-hand side identified by our for sale board.


**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
£320,000

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.

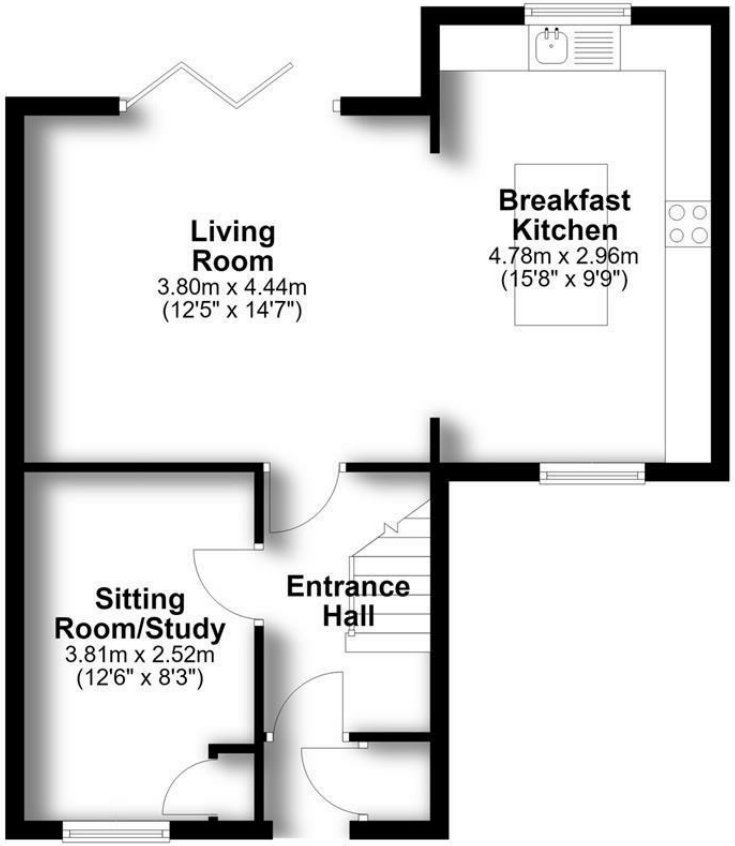




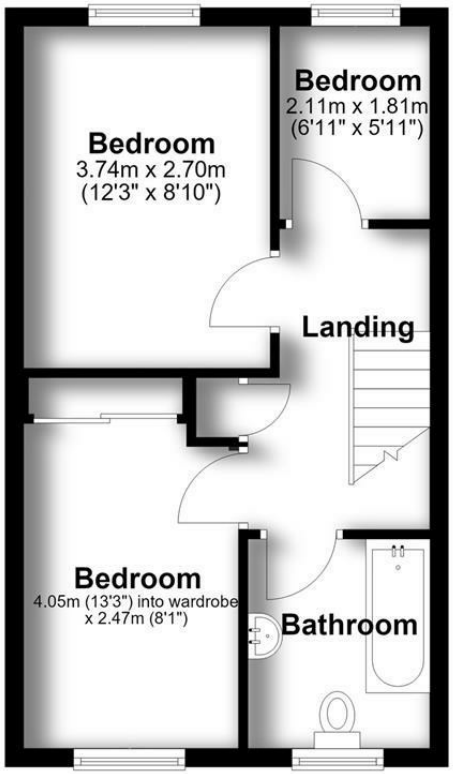

# 1 KINGS LOADE
**BRIDGNORTH**

**TOTAL: 83.8sq.m. 902.0sq.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







