

19 Russell Close, Stanmore, Bridgnorth, Shropshire, WV15 5JG

BERRIMAN EATON



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Occupying a particularly private position at the end of Russell Close, this generously proportioned detached home currently offers three double bedroom accommodation with excellent potential for modernisation and improvement, benefitting from a driveway and a generous mature garden to the rear. NO ONWARD CHAIN.
Bridgnorth - 3.2 miles, Much Wenlock - 10.5 miles, Ludlow - 22 miles, Telford - 13.4 miles, Kidderminster - 13.5 miles, Shrewsbury - 24.5 miles, Wolverhampton - 14.7 miles.
(All distances are approximate).

LOCATION

Russell Close is a small residential development enjoying a peaceful, semi-rural setting on the outskirts of Bridgnorth, with countryside walks and local parks easily accessible from the doorstep. Conveniently positioned just off the A458, providing excellent road links towards Stourbridge and the surrounding areas, the location offers an ideal retreat for commuters seeking a quieter lifestyle whilst remaining within easy reach of town amenities.

The historic market town of Bridgnorth offers a vibrant mix of independent shops, lively markets, traditional public houses, cafés and restaurants, together with excellent leisure and cultural attractions including the Severn Valley Railway, Theatre on the Steps and Art Deco cinema. The town is also well served by healthcare facilities and a hospital. Bridgnorth's famous Cliff Railway connects Low Town with High Town, where Castle Walk offers spectacular elevated views across the River Severn and surrounding countryside.

ACCOMMODATION

Entering the property through the front entrance porch, a spacious reception hall provides a welcoming introduction, with a turning staircase rising to the first floor, useful understairs cloaks storage and doors leading off to the principal reception rooms. The lounge enjoys a dual aspect, featuring a central fireplace and French doors opening directly onto the rear garden. There is a separate formal dining room, together with a breakfast kitchen fitted with a range of matching base and wall cabinets, worktops incorporating a sink unit, space for appliances and the oil-fired central heating boiler. A window overlooks the rear garden, whilst an adjoining breakfast area enjoys a window to the side elevation. A door leads into the adjoining lean-to, providing a versatile additional space with a further entrance door to the front and double doors opening onto the garden. From here, there is access to a useful storeroom and utility area, fitted with a sink and plumbing for a washing machine. Completing the ground floor accommodation is a modern shower room, comprising a walk-in shower, WC, wash hand basin set within a vanity unit and heated towel rail.

A turning staircase rises to the first floor landing, which provides access to three generously proportioned double bedrooms, all benefiting from built-in wardrobes. The accommodation is served by a family bathroom and separate WC, together with an airing cupboard housing the hot water tank.

OUTSIDE

Outside, the property is set back behind a lawned foregarden, with a generous driveway providing ample off-road parking. To the rear, the mature garden enjoys a particularly private aspect, being laid to lawn with a patio terrace and planted borders. Established trees provide a pleasant backdrop, with the garden adjoining a recreational park area.

SERVICES

We are advised by our client that mains water, electricity and drainage are connected. Oil fired central heating. 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: D.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Bridgnorth proceed out on the Stourbridge Road (A458). After passing the Stanmore Hall Caravan Park on the right, take the first turning on the left into Russell Close. Bear left on the development and take the first right hand turning continuing to follow the road along where number 19 can be found at the end on the left hand side.

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Bridgnorth Office
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Lettings Office
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Wombourne Office
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Offers Around
£395,000

EPC:

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.

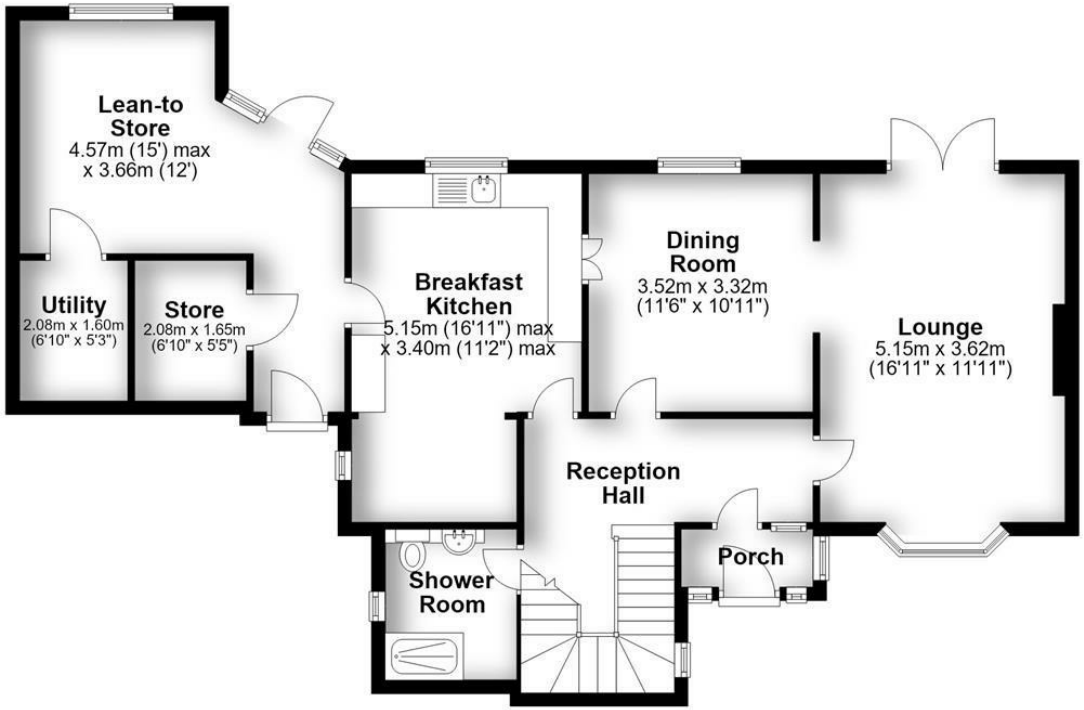




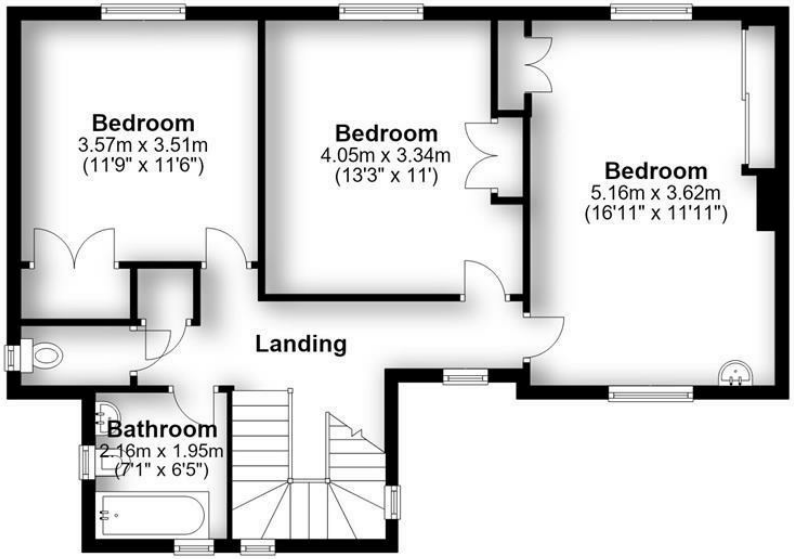

19 RUSSELL CLOSE
BRIDGNORTH

HOUSE:	136.1sq.m.	1,464.7sq.ft.
STORES/UTILITY:	24.0sq.m.	257.9sq.ft.
TOTAL:	**160.1sq.m.**	**1,722.6sq.ft.**

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



Ground Floor



First Floor







