

9 Rastrick Close, Bridgnorth, Shropshire, WV16 5AR

BERRIMAN
EATON

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With a garage and parking, this three bedroom, two bathroom modern home has an added conservatory and enclosed porch that enhance the living space in this popular residential location.
Bridgnorth High Street - 1 mile, Shrewsbury - 21 miles, Ludlow - 19 miles. Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Stourbridge - 15 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

This modern development maintains it's popularity as a modern and fashionable residential area located on the edge of the High Town between the vibrant historic market town and Greenbelt countryside.

Bridgnorth is well positioned for access to the major centres of the West Midlands and surrounding Shropshire towns. This historic market town offers an excellent range of amenities, including an array of independent shops, cafés, bars, pubs and restaurants, together with primary and secondary schooling, healthcare services, a hospital and a variety of sports and leisure facilities, including gyms and golf clubs. The town is also renowned for its many attractions, including the Severn Valley Railway, Northgate Museum and the famous funicular Cliff Railway, whilst the picturesque River Severn provides an abundance of scenic walks and cycling routes.

ACCOMMODATION

The ground floor features a modern breakfast kitchen, fitted with a range of matching units and integrated appliances to include an oven, gas hob with extractor hood along with the provisions for a washing machine, dishwasher and fridge/freezer. Positioned to the rear is a generous full width living room benefitting from an adjoining conservatory which is currently used as a dining room. Completing the ground floor accommodation is a guest cloakroom/WC and useful understairs storage.

The first floor provides two well proportioned bedrooms, served by a modern family bathroom. Occupying the entire second floor is the principal bedroom suite, offering a spacious bedroom area, ample storage and a contemporary en-suite shower room.

OUTSIDE

To the rear, 9 Rastrick Close enjoys an enclosed patio garden, providing a private outdoor space. Gated access leads through to the communal courtyard, where the property benefits from a single garage with a private parking space directly in front.

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. Vacant possession will be given upon completion. A half yearly service charge of approximately £133.91 is payable. Verification should be obtained by your Solicitors.

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From our offices proceed onto Salop Street and take the next left onto the Ludlow Road. Proceed towards the top of the Ludlow Road taking the last turning on the right before the island into Harley Way. Continue along taking the next left into Maudlins Way. Follow the road around where No.9 is positioned 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

Offers Around
£285,000

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.

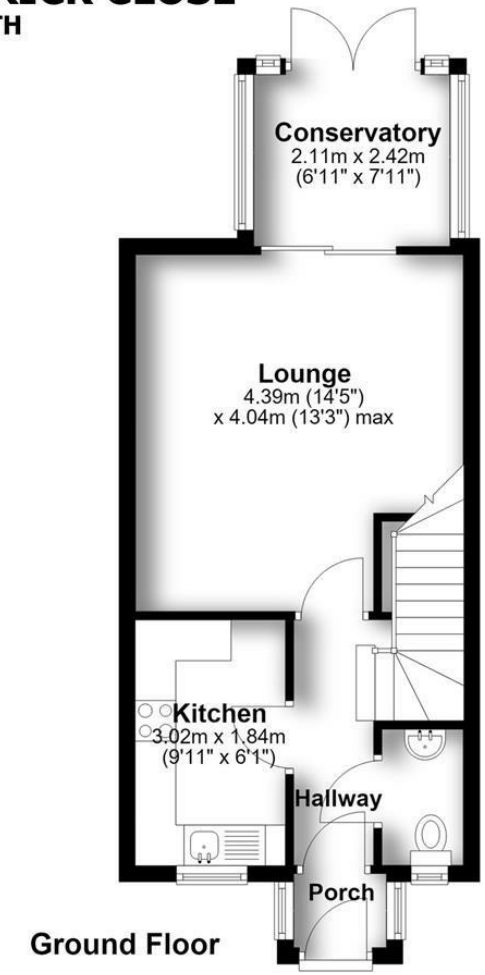




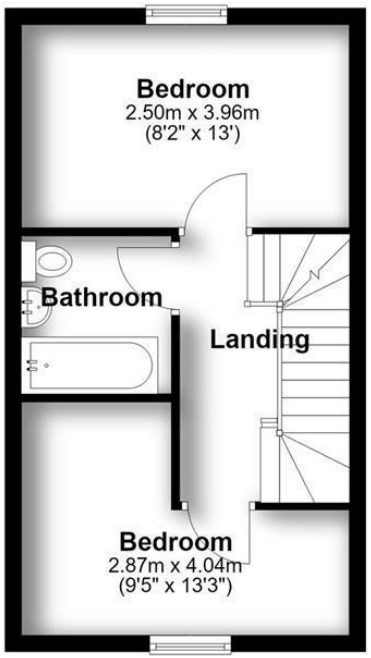

9 RASTRICK CLOSE
BRIDGNORTH

HOUSE:	90.0sq.m.	1,001.2sq.ft.
GARAGE:	13.0sq.m.	140.1sq.ft.
TOTAL:	**106.0sq.m.**	**1,141.3sq.ft.**

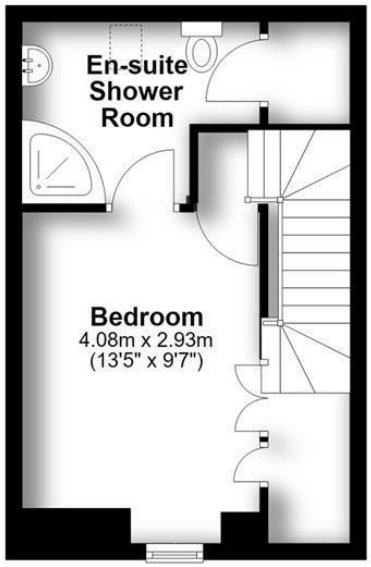
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor




THIS IS OUR HAPPY PLACE!


HOME



