23 Cann Hall Drive, Bridgnorth, Shropshire, WV15 5BG

BERRIMAN
EATON

23 Cann Hall Drive, Bridgnorth, Shropshire, WV15 5BG

A greatly improved three bedroom, two shower room home, most convenient for the Town's amenities and having off road parking.
Telford - 13 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Wolverhampton - 14 miles, Birmingham - 33 miles.
(All distances are approximate)

LOCATION

Located in Low Town, the house stands in a cul-de-sac location having an open aspect at the front to provide a view. This is a highly commutable location between the A442 and A458. Bridgnorth offers many exciting attractions that can be accessed on foot. Near-by are beautiful riverside walks, Bridgnorth Golf Club, Severn Park and the famous Severn Valley Railway. With its bustling High Street and further amenities to include a hospital and healthcare services, theatre, cinema and many eateries with a good selection of primary and secondary schooling.

ACCOMMODATION

With a modern interior, glass divides the stairs from the living space to give a contemporary feel, whilst the doors have been upgraded along with the kitchen and bathrooms. The property has also had a garage conversion into an office/sitting room space with an en-suite shower room. Entering into the large hall, the floor tiling extends to a carpet area with the stairs off and open plan design leading into the ground floor study area with access to the en-suite fully tiled shower room. The stairs lead to the first floor living space; open plan with engineered wooden flooring through the dining area that has patio doors to the garden into the modern fitted kitchen that includes plumbing for the washing machine, sink unit, Samsung oven, ceramic hob, feature tiled wall and window to the rear. The lounge area has a large picture window to the front, ceiling down lighters and the stairs continue to the second floor.

Now arranged as two bedroom with a dressing room (the door has been retained and can be re-divided), there are views to the front and a re-fitted bathroom now having a shower, double vanity unit, WC and wall mounted gas central heating boiler.

OUTSIDE

The house has a tarmac drive with parking for several vehicles. At the rear, the garden has been landscaped on rising terraces above the roof tops for far reaching views across the River and High Town. There are a series of patio areas with steps linking from the terrace immediately at the first floor rear level to the top seating area with the best views, and catching the sun all day.

SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

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

COUNCIL TAX

Council Tax Band: C.
Shropshire Council.

VIEWING ARRANGEMENTS

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

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Proceed from the High Town crossing over the River Severn continuing through the one-way system into Mill Street. At the island take the 3rd exit onto the A4442, just after passing the petrol station turn left into Cann Hall Drive where number 23 can be found ahead of you.

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
£239,000

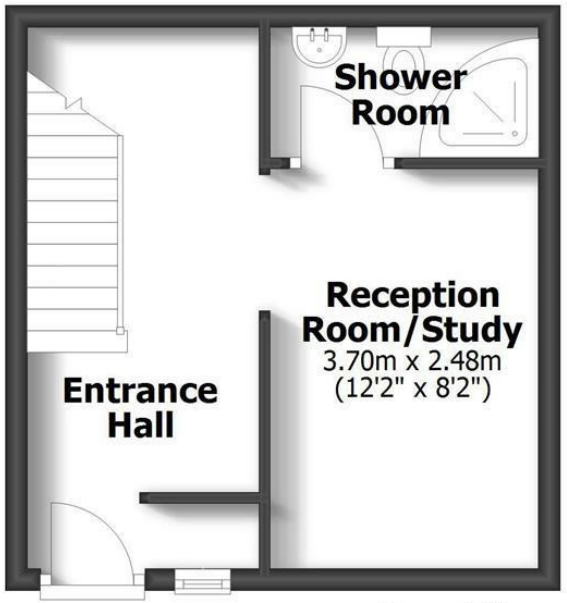
EPC: D

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.

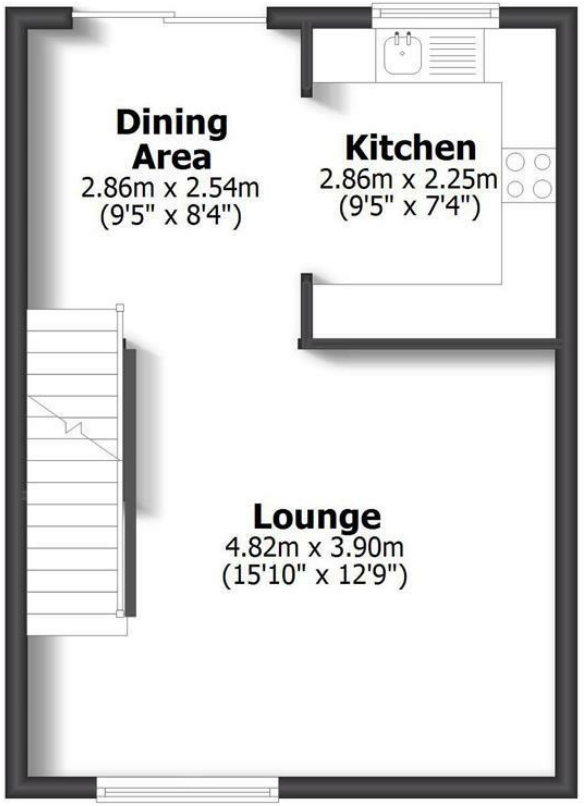
23 CANN HALL DRIVE
BRIDGNORTH

TOTAL: 90.4sq.m. 972.7sq.ft.

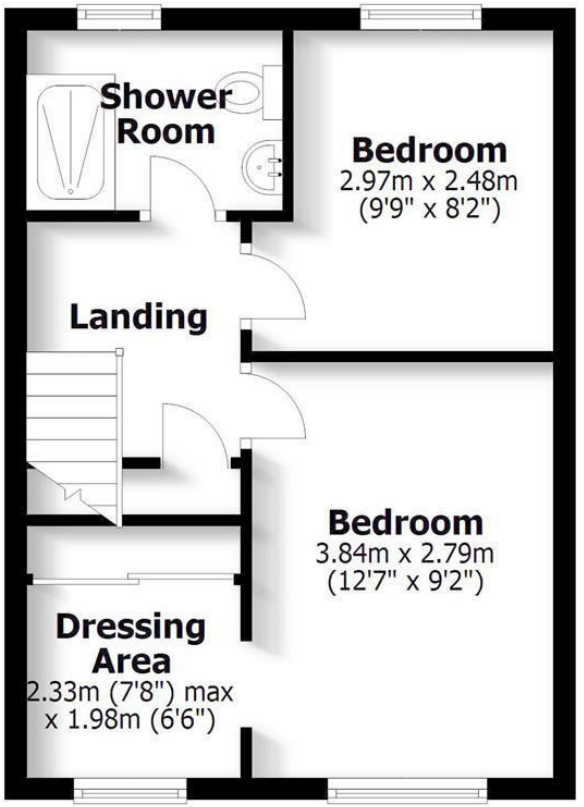
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor