



122 Victoria Road, Bridgnorth, Shropshire, WV16 4LG

BERRIMAN
EATON

122 Victoria Road, Bridgnorth, Shropshire, WV16 4LG

A traditional three bedroom semi-detached home with a lovely, large rear garden. Conveniently located for local amenities and transport. The property benefits from a driveway providing off-road parking.
Telford - 14 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Kidderminster - 28 miles, Wolverhampton - 15 miles, Birmingham - 32 miles.
(All distances are approximate).

LOCATION

The picturesque riverside market town of Bridgnorth offers an abundance of amenities, including a wide selection of independent shops, cafés, post offices, pubs, and restaurants. The town also benefits from excellent educational facilities, with both primary and secondary schools, as well as sports facilities, healthcare services, and a local hospital. Popular attractions such as the Severn Valley Railway, the River Severn, and the vibrant weekend farmers' markets add to the town's charm and appeal.

Victoria Road is conveniently situated close to a local convenience store, butcher's, and post office on Sydney Cottage Drive, with regular public transport links nearby.

ACCOMMODATION

The front door opens into an entrance hall with stairs leading to the first floor and a useful cupboard housing the meters. The lounge features a bay window to the front elevation and a coal-effect gas fire with surround. The kitchen includes a breakfast/dining area and is fitted with a range of matching wall and base units, a sink unit, and provision for an electric cooker. A window overlooks the rear garden, while a door leads through to a versatile additional reception room — ideal as a small study or hobby room with French doors opening out to the garden. Adjacent to the kitchen is a practical utility room, providing through access from the front to the rear garden of the property. It offers additional worktop space and provision for laundry appliances.

From the hall, stairs rise to the first-floor landing, which includes access to an airing cupboard and the loft space. There are two well proportioned double bedrooms, a third single bedroom, and a family bathroom comprising a WC, wash hand basin, and bath with shower over.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

OUTSIDE

The property is set back from the road, featuring a driveway that provides off-road parking and a paved path leading to the front entrance. To the rear, the south-westerly facing garden is mainly laid to lawn, complemented by a patio terrace and enclosed by fencing for privacy.

SERVICES

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

COUNCIL TAX

Shropshire Council.

Tax Band: B.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

Proceeding away from the High Street via Salop Street, turn right into Victoria Road. Continue along passing the Woodberry Pub & Restaurant where number 122 can be located along on the left hand side identified by our for sale board.

Offers Around
£285,000

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.



122 VICTORIA ROAD BRIDGNORTH

HOUSE: 89.2sq.m. 960.1sq.ft.

TOTAL: 89.2sq.m. 960.1sq.ft.

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



