



23 Narburgh Place, Alveley, Bridgnorth, WV15 6LB

BERRIMAN  
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# 23 Narburgh Place, Alveley, Bridgnorth, WV15 6LB

Beautifully presented modern two double bedroom terraced home, situated in this sought after village location on the edge of open countryside. The property also benefits from off-road parking to the front for two vehicles and an enclosed garden to the rear.  
Kidderminster - 7 miles, Bridgnorth - 8 miles, Telford - 13 miles, Much Wenlock - 15 miles, Ludlow - 26 miles, Wolverhampton - 16 miles, Shrewsbury - 28 miles, Worcester - 21 miles, Birmingham - 24 miles.  
(All distances are approximate).

## LOCATION

Alveley offers an excellent range of local amenities including a primary school, recreation ground with children's play area, takeaways and popular pubs. The village also boasts an active community with tennis and cricket clubs. Of particular note is the nearby Severn Valley Country Park with café, riverside walks, cycling routes and the Severn Valley Railway halt. The property is well positioned between Bridgnorth and Kidderminster with good road links to the motorway network. Rail connections are available at Wolverhampton, Stourbridge and Kidderminster.

## ACCOMMODATION

23 Narburgh Place is a modern two double bedroom mid-terrace home with off road parking for two cars enjoying a village location bordering open countryside.

On entering the property the entrance hall is laid with Karndean wood-effect flooring. Stairs rise off to the first floor and there is a guest cloakroom/WC fitted with a contemporary WC and wash hand basin with ceramic floor tiles and splashback. The kitchen is fitted with a range of base and wall units with contrasting worktops, stainless steel sink with mixer tap, integrated dishwasher, fridge, freezer, oven, hob and extractor. There is space for a washing machine. A window looks out to the front elevation. The lounge/dining area is laid with Karndean wood-effect flooring and offers a useful understairs storage cupboard and French doors opening onto the rear garden.

To the first floor, there are two double bedrooms, one with built-in storage and both feature attractive window shutters. Bedroom one enjoys pleasant views to the rear over open fields. The main bathroom is finished to a high standard with a contemporary suite comprising WC, wash hand basin and panelled bath with shower over, heated towel rail and full height tiling and ceramic tiled floor.

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### Bridgnorth Office

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## OUTSIDE

To the front of the property there is a private tarmac driveway providing parking for two vehicles. The fully enclosed rear garden features a lawn and patio area, with the benefit of gated rear access. Additional external features include outside taps, power sockets and security lighting fitted to both the front and rear of the property.

## 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: B.

## SERVICES

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

Please note that there is an annual service charge payable of approximately £430.88.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

Leaving Bridgnorth on the A442 towards Kidderminster. On entering the village of Alveley the entrance to Narburgh Place can be found on the left-hand side.

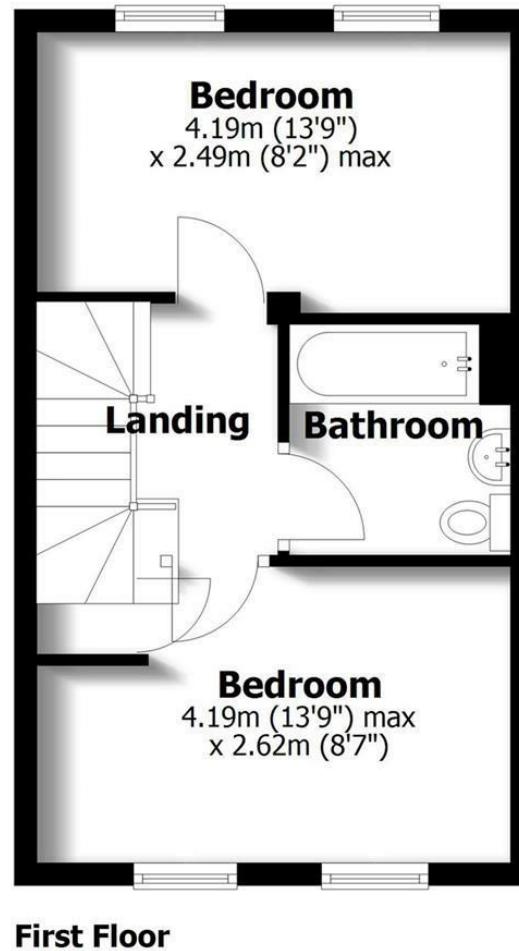
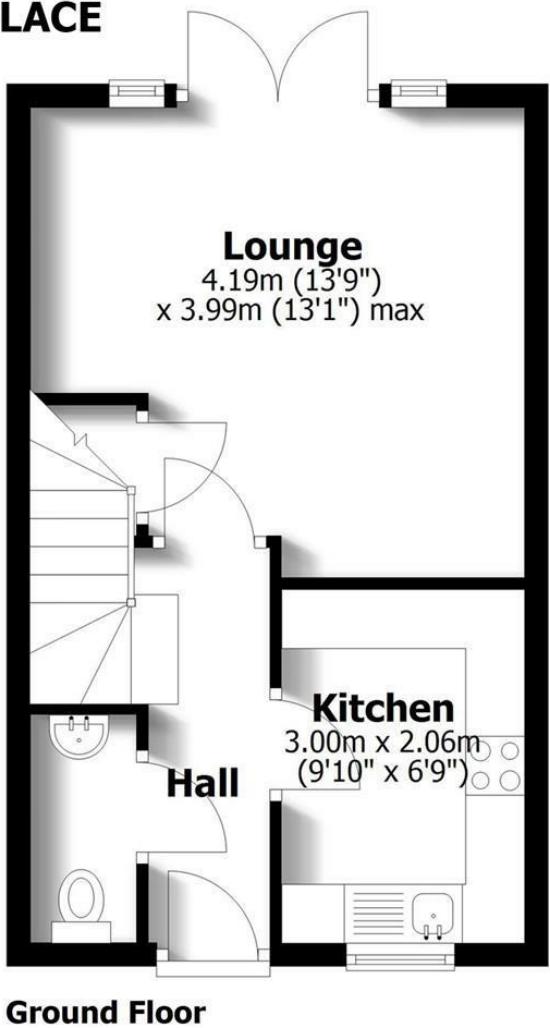
Offers Around  
£245,000

EPC: B

**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 NARBURGH PLACE**  
ALVELEY, BRIDGNORTH



**TOTAL: 60.5sq.m. 651.5sq.ft.**

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

