



PART EXCHANGE CONSIDERED

3 The Stamp Works, Ludlow Road, Bridgnorth, Shropshire, WV16 5AG

**BERRIMAN
EATON**

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LAST REMAINING PLOT!

An impressive detached family home with beautifully proportioned accommodation. One of just five new homes situated in this private gated development with far reaching views and walking distance to the Town's amenities. LAST REMAINING PLOT!
Telford 14 miles - Kidderminster 14.4 miles - Wolverhampton 15.8 miles - Birmingham 27.6 miles - Shrewsbury 19.9 miles - Ludlow 18.6 miles
(All distances are approximate).

LOCATION

Positioned in this sought after location of Bridgnorth, The Stamp Works is conveniently within walking distance to the Town's High Street. Bridgnorth offers a wide selection of shops, eateries and pubs, healthcare services and a whole array of sports facilities, clubs and schools for all ages. Within easy reach are also places of interest such as the Severn Valley Railway, funicular railway, and castle ruin. The town offers a thriving community holding many events throughout the year.

ACCOMMODATION

The accommodation comprises: Impressive entrance hall with cloakroom off, Double doors leading into the outstanding open plan kitchen, dining, family room with bifold door leading onto the garden, Living room having a log burning stove and again bifold doors to the garden. Useful utility. First floor comprises principal bedroom with dressing room, ensuite and Juliet balcony. Guest suite with dressing room, ensuite and Juliet balcony, A further three well-proportioned bedrooms and family complete the first floor.
Double integral garage
Enclosed rear garden

SPECIFICATION

Kitchen and Utility by Ironbridge Interiors. A separate specification and plan is available on request.

Flooring Porcelain floor tiles to the ground floor (excluding lounge/living, study and snug) and bathrooms by Craven Dunnill (Bridgnorth showroom by appointment only). Choice from their silver, gold and platinum range

Bathrooms full height tiled walls, showers over baths (where there is no separate shower)
Double vanity unit to main bathroom plots 1 to 4
Single vanity unit main bathroom plot 5
Chrome towel radiators
Shaver points to all bathrooms
Villeroy and Boch sanitaryware
Layout plans available on request

Heating ASHP with pre-plumbed UV Cylinders
Ground floor underfloor heating zoned
First floor radiators
Log burner

Windows anthracite grey external and white internal
UPVC double French doors anthracite grey external and white internal
Aluminium bi-folding doors anthracite grey external and internal

Electrical fittings Satin nickel sockets and switches to ground and first floor
White LED downlighters
Ground floor intruder alarm
Doorbell
Outside electric socket
Outside taps to rear
Remote electrically operated garage door
EV 7KW full EV car charger

Joinery Internal doors are solid core oak finish, satin nickel finish door handles
Staircase glazed panels with oak handrail and newel posts
Skirting boards and door architraves in white
Decoration finish choice of white or off white

Externals Pre-approved landscaping scheme (TBC)
Block paved driveway
1.8 m fencing to rear
Remote electrically operated gates at the entrance from the Ludlow Road

Specification and floorplans are for guidance only and may be subject to change.
All images are for illustration purposes only
EPC Predicted B
Council tax to be advised
Estate charges TBC

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
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Bridgnorth Office

01746 766499
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Wombourne Office

01902 326366
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www.berrimaneaton.co.uk

Price
£950,000

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.



3 THE STAMP WORKS LUDLOW ROAD, BRIDGNORTH

HOUSE: 226.5sq.m. 2,437.8sq.ft.
GARAGE: 26.1sq.m. 281.1sq.ft.
TOTAL: 252.6sq.m. 2,718.9sq.ft.

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



