



Wren House, Fenn Green, Alveley, Bridgnorth, Shropshire, WV15 6JA

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FOR QUICK SALE - CASH OFFERS ONLY A stunning single storey three bedroom detached property within half an acre of gardens and an array of barns for storage, ideal for workshops with over 2000sq.ft of space. NO UPWARD CHAIN

Bridgnorth 6.5 miles - Kidderminster 7.8 miles (train station) - Wolverhampton 20.6 miles (train station) - Birmingham 25 miles (all distances approximate).

Alveley is a pretty Shropshire village ideal for commuters between Kidderminster and Bridgnorth. The village offers shops, a primary school and park which includes a children's play area and Alveley tennis club. The village also hosts a cricket club and numerous popular pubs. Of particular note is the Severn Country Park on the edge of the village which backs onto the Severn Valley Railway (with station), the river Severn and the many walks and cycling routes that lead from this location. A tea room is also located here.

Completed in July 2020, this three bedroom single storey conversion offers a very modern home with fabulous natural light and ease of living with an open plan design. Extremely well insulated having a zinc roof, under floor heating and quality double glazing, viewing the house will exceed your expectations with it's polished concrete floors, log burner and fittings which are all touches to make this into a unique and comfortable home. In 2020, the LPG costs were around £200 for the year.

Entering into the utility, there is a fitted range of units including a sink and plumbing for the washing machine. Beyond is the open plan 'live-in kitchen, dining and sitting' space with lovely views across the garden that can be linked through bi-folding doors, a fitted log burner and a stylishly designed fitted kitchen area with Island, wooden work tops and copper accessories, integrated enamelled sink, dishwasher, oven, hob, fridge freezer and microwave. The inner hall gives access to the three bedrooms and house bathroom which comprises of a P shaped bath with shower over, vanity unit with hand basin, WC, heated towel rail, wall mounted cabinet with light and Karndean flooring.

OUTSIDE

A unique feature of the property is the surrounding gardens and outbuildings which provide around 2000sq.ft of workshop/stables space with light and power points. The access is through a gated entrance along a large gravelled driveway to a tarmac hardstanding with the large lawned garden beyond. The whole area is around half an acre.

SECTION 106

The residential part of the property is offered for sale at 60% of the open market value (outlined in red). This complies with a planning restriction to assist potential buyers from the local area. 100% of the property will be owned by the buyers, but the discount is passed on in any future sale. (Areas outlined in blue are at normal market value). Please contact us for further information regarding the scheme and process. The price equates to: £300,000 for the property (full market value £480,000) and £65,000 for the outbuildings and remaining land. The purchase price is therefore £365,000.

SERVICES

We are advised mains electricity and water are connected. The underfloor heating and hot water are fuelled by LPG gas and there are Smart electric heater also fitted. Private drainage.

LOCAL AUTHORITY

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

VIEWING

Strictly by appointment through Berriman Eaton Bridgnorth Office

DIRECTIONS

On the A442 towards Kidderminster from Bridgnorth, continue past Alveley and turn right after the 'Round House' seen on the right. Continue a short way down where the property is on the right hand side.

Tettenhall Office

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Bridgnorth Office

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Wombourne Office

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Lettings Office

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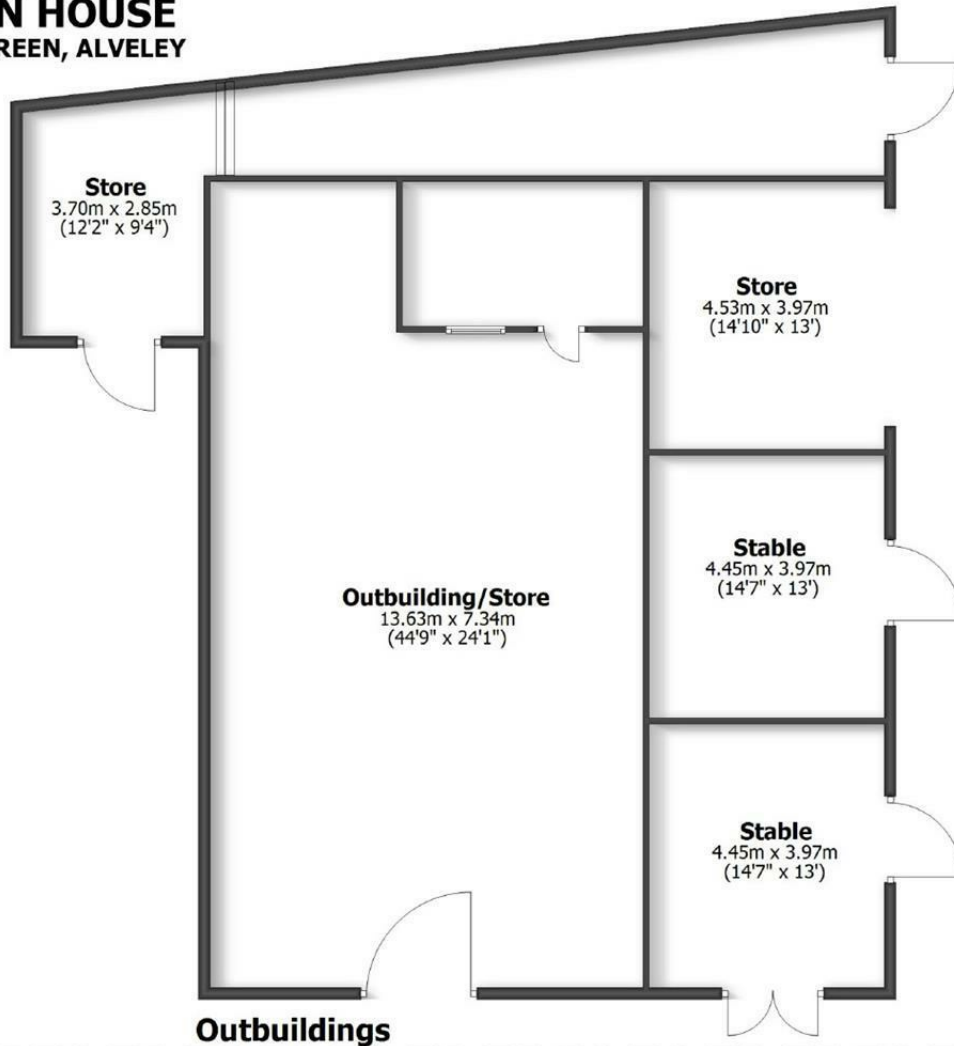
Offers Around
£365,000

EPC: C

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.



WREN HOUSE
FENN GREEN, ALVELEY



HOUSE: 87.9sq.m. 946.2sq.ft.
OUTBUILDINGS: 192.2sq.m. 2068.6sq.ft.
TOTAL: 280.1sq.m. 3014.8sq.ft.

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

