



18 Foster Road,, Bridgnorth, WV16 4LS

BERRIMAN
EATON

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A modern detached family home, thoughtfully updated by the current owners, offering well-presented and contemporary accommodation including four bedrooms, two bath/shower rooms, a driveway, and an attractive landscaped rear garden enjoying a southerly aspect.

Much Wenlock - 8 miles, Ludlow - 19 miles, Kidderminster - 15 miles, Telford -14 miles, Wolverhampton - 15 miles, Shrewsbury - 20 miles, Birmingham - 32 miles.
(All distances are approximate).

LOCATION

Foster Road is conveniently located close to local convenience stores and regular public transport links. Ideal for families, the area benefits from nearby sports clubs, a leisure centre, and both primary and secondary schools within walking distance. Bridgnorth offers an excellent range of shopping facilities and healthcare services and a hospital, while the major commercial centres of Telford, Wolverhampton, and Birmingham are all within easy commuting distance.

The town centre boasts vibrant weekend markets, an abundance of restaurants, pubs, and cafés, as well as a wealth of historic attractions. These include the Severn Valley Railway, Theatre on the Steps, and an Art Deco cinema. The famous funicular Cliff Railway ascends from the banks of the River Severn to Castle Walk, offering stunning panoramic views across the Severn Valley.

ACCOMMODATION

On entering the property, steps lead up to the front porch, where a door opens into the entrance hall with doors leading to the main living areas. The living room is a spacious and welcoming room featuring a large front aspect window that provides an abundance of natural light, together with a feature fireplace housing a wood-burning stove set on a slate hearth. Leading off the living room is a dining area, which is open plan to the kitchen. The dining area enjoys a rear aspect window overlooking the gardens. The kitchen is fitted with a matching range of base and wall units with worktops over, a sink unit, and space for appliances. Adjacent to the kitchen is a useful utility room with plumbing for a washing machine and a door providing access to the rear garden. There is also study/playroom and a convenient shower room fitted with a modern suite comprising a WC, wash hand basin, and walk in shower.

From the entrance hall, stairs rise to the first floor split level landing, which provides access to the four bedrooms and the family bathroom. The principal double bedroom overlooks the rear garden, while there are three further generously sized bedrooms, one of which benefits from a fitted built in cupboard. The family bathroom has been re-fitted with a modern suite comprising a P-shaped bath with shower over, a wash hand basin with vanity storage below, and a WC.

OUTSIDE

Externally the house stands elevated from the road. A driveway leads to a useful store accessed via double doors. There is also an attractive planted front terrace with steps leading to the entrance porch.

The rear garden has been attractively landscaped and features a patio terrace with steps leading up to a raised decked area. Further steps lead to a level lawn, enclosed by planted borders and fencing, creating a private outdoor space that enjoys a Southerly aspect.

SERVICES

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

TENURE

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

FIXTURES AND FITTINGS

By separate negotiation.

COUNCIL TAX

Council Tax Band: D.
Shropshire Council

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Whitburn Street, proceed to the High Street and turn left at the T-junction. Proceed under the Northgate and continue straight over taking the next left into Innage Lane. Continue along passing St. Leonard's Infant and Primary School and as the road bends to the left, turn right onto Queensway Drive and continue to the junction. Turn right, then take the second turning on the right into Foster Road where the property can be found along on the right-hand side identified by our for sale board.

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

Offers Around
£450,000

EPC: E

www.berrimaneaton.co.uk

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.



**18 FOSTER ROAD
BRIDGNORTH**

HOUSE: 124.6sq.m. 1,341.3sq.ft.
 STORE: 3.3sq.m. 35.7sq.ft.
TOTAL: 127.9sq.m.1,377.0sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



