



7 Huntsmans Close, Bridgnorth, WV16 5BE

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## 7 Huntsmans Close, Bridgnorth, WV16 5BE

A detached four bedroom home with a large frontage to provide excellent parking at this close to High Town location. Immaculately presented with landscaped gardens. This is a desirable property in a quiet cul-de-sac.

Much Wenlock - 8 miles, Ironbridge - 9 miles, Ludlow - 19 miles, Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 14 miles, Wolverhampton - 15 miles, Birmingham - 30 miles.  
(All distances are approximate).

### LOCATION

Positioned in this quiet, residential area of Bridgnorth, Huntsmans Close is conveniently located within a short walking distance to the Town's bustling High Street. Bridgnorth offers a wide selection of shops, eateries and pubs, healthcare services, hospital 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 steam Railway, funicular railway, castle ruins and weekend farmers markets. The town offers a thriving community holding many events throughout the year along with an art deco cinema and theatre. Please note the land behind the property (the old Council Offices), has planning for development.

### ACCOMMODATION

The property is approached via the front entrance into a light and spacious reception hall. Stairs rise to the first floor, with doors leading to the guest cloakroom/WC, a study, and a cloaks cupboard.

The breakfast kitchen is fitted with an excellent range of modern base and wall cabinets with worktops incorporating a breakfast bar. Integrated appliances include a ceramic hob with extractor hood, dishwasher, full-height fridge, double oven, grill and microwave. Two windows provide an outlook over the rear garden. Extending from the kitchen is a dining area featuring sliding patio doors opening onto the terrace and gardens beyond.

A generous through lounge enjoys a dual aspect and includes a feature electric fire as a focal point. From the kitchen, a door leads into the adjoining utility room, which offers additional storage, a further sink unit and space for laundry appliances. A back door and window provide access to the garden. The property also benefits from integral access to the garage, with an electric garage door to the front and pedestrian access to the rear.

From the hall, stairs rise to the first-floor galleried landing, giving access to a linen cupboard and loft space. The principal double bedroom enjoys patio doors opening onto a private balcony, fitted wardrobes, and a large en-suite shower room comprising a WC, hand basin set within a vanity unit, heated towel rail and walk-in shower. There are three further well-proportioned bedrooms, all served by the family shower room, fitted with a modern white suite including a WC, hand basin, heated towel rail and shower.

### OUTSIDE

7 Huntsmans Close is set back behind a generous driveway and an attractive landscaped front garden, complemented by an additional gravelled parking area. Gated side access leads through to the beautifully maintained rear garden, which has been thoughtfully landscaped to include a well-kept lawn, a selection of sun patio terraces, planted borders and a variety of ornamental shrubs and trees.

### SERVICES

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

### TENURE

We are advised that the property is FREEHOLD. Verification should be obtained by your solicitor.

### COUNCIL TAX

Shropshire Council

Tax Band: F

[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

From our offices proceed to the High Street and turn left through the Northgate. At the mini island turn left passing the hospital and Sainsburys on your right hand side. At the next island turn right and continue straight on into Salop Street. Take the second turning on your left into The Wheatlands then left again into Huntsmans Close where number 7 is located at the head of the cul-de-sac.

#### Tettenhall Office

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#### Wombourne Office

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#### Lettings Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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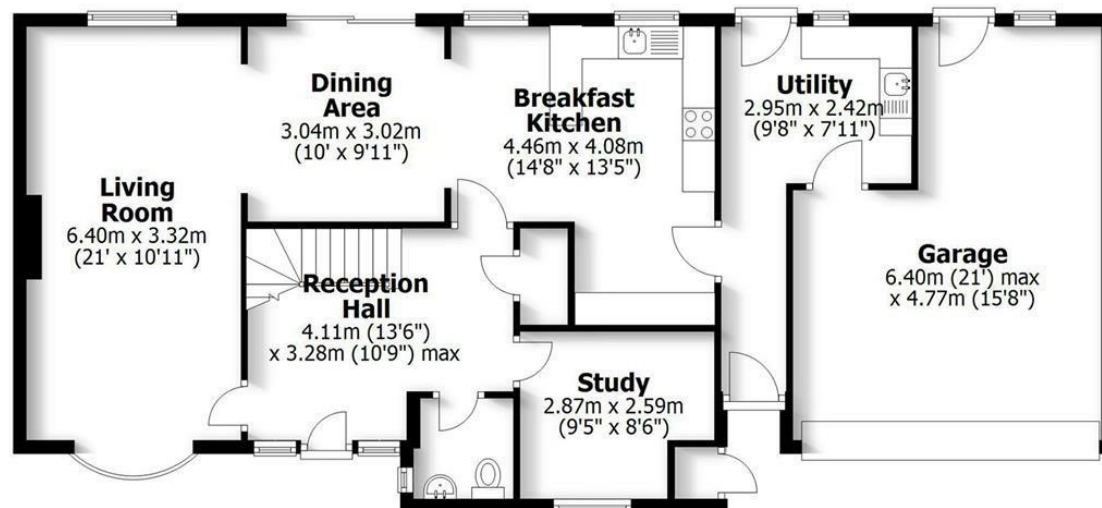
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



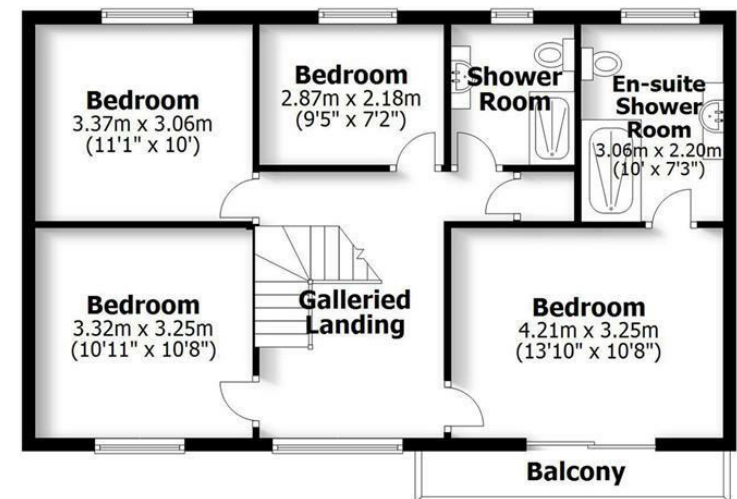
## 7 HUNTSMANS CLOSE BRIDGNORTH

HOUSE: 151.8sq.m. 1,633.7sq.ft.  
GARAGE: 25.7sq.m. 276.3sq.ft.  
**TOTAL: 177.5sq.m. 1,910sq.ft.**

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



**Ground Floor**



**First Floor**



