14 Fairfield, Bridgnorth, Shropshire, WV16 4RY

BERRIMAN
EATON

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A well presented three bedroom detached bungalow is this popular, quiet residential area. Local shops are nearby, with the Historic Market Town High Street just over a mile away. The property has a garage, double parking and a low maintenance garden.
Bridgnorth High Street - 1 mile, Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

Located in Tasley, this popular residential location is nearby to local shops and public transport in Sydney Cottage Drive and the High Town amenities beyond. Bridgnorth is a picturesque Market Town with a variety of facilities including shops, cafes, post office, restaurants and pubs. Bridgnorth benefits from good schooling in both sectors as well as sporting facilities, healthcare and further local attractions such as the River Severn, Severn Valley Steam Railway and the farmers market of a weekend.

ACCOMMODATION

On entering the property, the front door opens into an entrance porch, which leads through to the open plan lounge and dining area. The lounge overlooks the front elevation and features a fireplace housing a coal-effect gas fire. From the lounge, a door leads into the kitchen, which is fitted with matching base and wall cabinets, worktops, a stainless steel sink unit, a built-in oven and hob with an extractor hood above. The kitchen also provides space and provision for additional appliances. A window and door open into the adjoining conservatory, which enjoys views over the rear garden, creating a further sitting area.

From the lounge, a door leads into the inner hall, where there is access to a loft space and double doors opening into a storage cupboard, which also houses the hot water tank and gas central heating boiler.

The property comprises two double bedrooms, both with fitted bedroom furniture, and a third bedroom, which could serve as a convenient office or hobby room. The wet room is fitted with a WC, pedestal wash handbasin, and electric shower.

OUTSIDE

The rear garden is well established and low maintenance, featuring a planted shrub border, gravel pathways, and a patio terrace. A pedestrian gate opens onto the rear tarmac driveway and single garage. The garage has a side personnel door opening directly into the garden, a roller-shutter electric front door, and is fitted with lighting and power points.

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. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

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

DIRECTIONS

From the Bridgnorth office proceed to the High Street and turn left through the Northgate. Continue straight over the mini island and fork left onto Innage Lane passing St Leonards Primary School. At the junction, turn right onto Victoria Road and then left into Hook Farm Road. Follow the road along taking a right turn into Abbeyfield then left into Fairfield where the property can be found a short distance along on the right hand side.

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

www.berrimaneaton.co.uk

Asking Price
£325,000

EPC:

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.

14 FAIRFIELD
BRIDGNORTH

BUNGALOW:	75.7sq.m.	815.2sq.ft.
GARAGE:	13.8sq.m.	148.1sq.ft.
TOTAL:	**89.5sq.m.**	**963.3sq.ft.**

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