



7 Hitchens Way, Highley, Bridgnorth, Shropshire, WV16 6FA

BERRIMAN
EATON

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A modern two-bedroom home with open plan living enjoying a quiet location on the edge of the countryside and being walking distance to the village amenities.
Bridgnorth - 8 miles, Telford - 19 miles, Kidderminster - 11 miles, Wolverhampton - 21 miles, Shrewsbury - 33 miles, Birmingham- 31 miles.
(All distances are approximate).

LOCATION

The village of Highley is nestled approximately seven miles from the market town of Bridgnorth, surrounded by the beautiful rolling countryside of Shropshire. It offers easy access to Ironbridge, Telford, and the wider West Midlands conurbation, making it an ideal location for commuters. The area boasts scenic wooded walks, the River Severn, and the Severn Valley Railway & museum, perfectly blending town and country living.

Highley is a popular commuter village with a full range of local shops, pubs and amenities, including leisure facilities and a medical practice at the Severn Centre and Highley Primary School.

ACCOMMODATION

A well-presented mid-terrace house offering practical accommodation and low-maintenance living. The property is set back from the road behind a lawned frontage with a path bordered by a small hedge leading to the front door, and benefits from allocated parking to the side.

Upon entering, the hall provides access to the guest cloakroom, comprising a WC and wash hand basin. Double doors open into a useful utility cupboard, providing space for a washing machine and housing the wall-mounted central heating boiler. The kitchen is fitted with matching base and wall units, complemented by worktops, an inset sink, and integrated appliances including an oven, gas hob, and extractor hood. The living/dining area is open plan off the kitchen and features French patio doors opening onto the rear garden.

Stairs rise to the first floor landing, which offers loft access and doors to two bedrooms. One bedroom benefits from a mirror-fronted wardrobe. The main bathroom is fitted with a white suite, including a WC, pedestal wash hand basin, and a panelled bath with shower over.

OUTSIDE

The rear garden is designed for low maintenance, featuring a paved patio and gravel area beyond. Rear gated access allows convenient bin storage and pedestrian access to the parking area.

TENURE

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

COUNCIL TAX

Shropshire Council.
Tax Band: B.

SERVICES

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

VIEWING ARRANGEMENTS

Viewings strictly by appointment only. Please contact our BRIDGNORTH OFFICE.

DIRECTIONS

From our offices in Whitburn Street leave Bridgnorth heading out towards Chelmarsh on the B4555. Passing through the Hamlets of Eardington and Chelmarsh. You will enter the Village of Highley on the B4555 Woodhill Road. Take a right turn into Redstone Drive then right again into Jubilee Drive, continue along and then turn right into Hitchens Way where number 7 can be found a short distance along on the left hand side.

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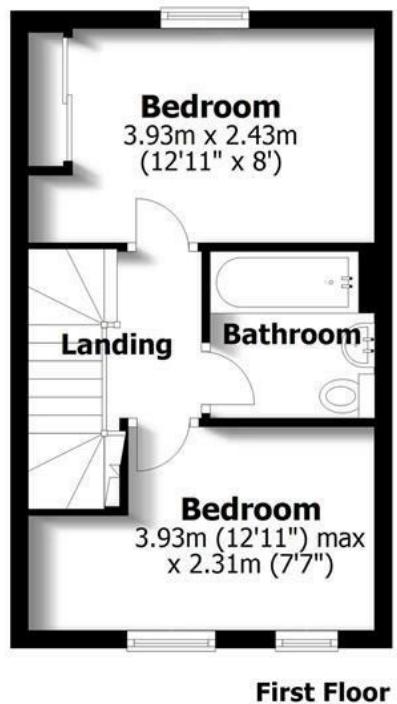
EPC: B

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.

7 HITCHENS WAY
HIGHLEY, BRIDGNORTH



Ground Floor



TOTAL: 53.7sq.m. 577.9sq.ft.

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



