



17 Ludlow Road, Bridgnorth, Shropshire, WV16 5AH

BERRIMAN
EATON





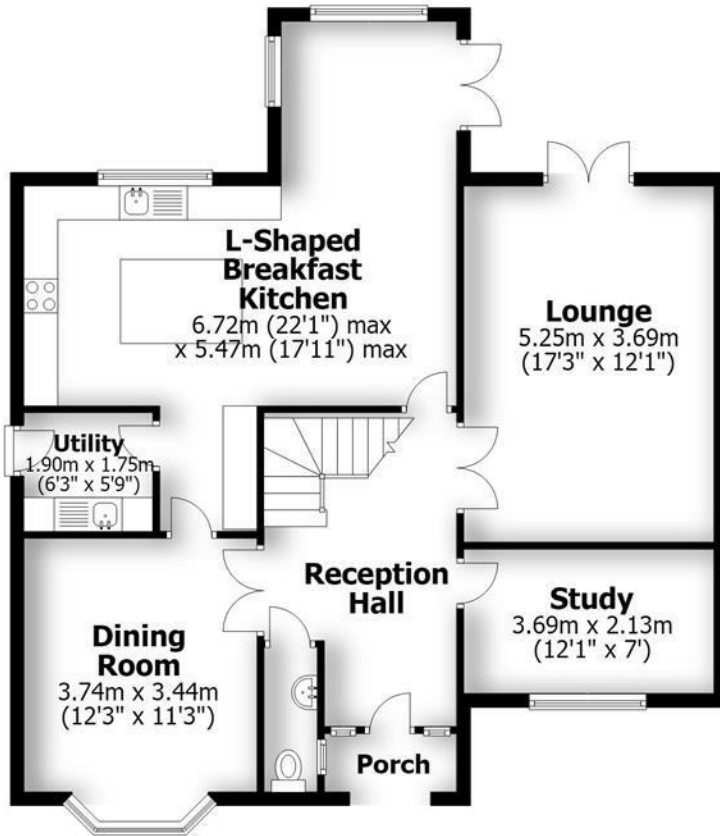
17 Ludlow Road, Bridgnorth, Shropshire, WV16 5AH

An immaculately presented five bedroom detached family home set on this small, private gated development in this much sought after High Town location. Ideally located within walking distance of the town's excellent amenities. Telford 14 miles - Kidderminster 14 miles - Wolverhampton 15 miles - Birmingham 27 miles - Shrewsbury 19 miles - Ludlow 18 miles. (All distances are approximate).

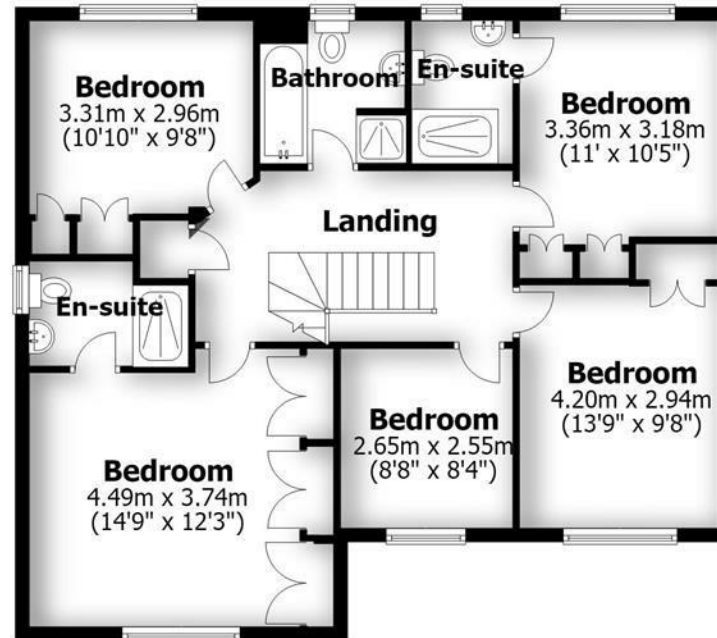
**17 LUDLOW ROAD
BRIDGNORTH**

HOUSE: 174.5sq.m. 1,877.9sq.ft.
GARAGE: 35.0sq.m. 376.4sq.ft.
TOTAL: 209.5sq.m. 2,254.3sq.ft.

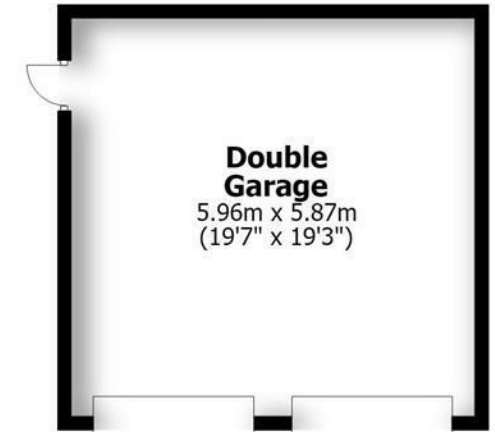
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Double Garage

LOCATION

Positioned in this sought after location of Bridgnorth, Ludlow Road is conveniently within walking distance to the Town's bustling High Street. The historic Market Town of Bridgnorth is home to many historical places of interest and beautiful architecture to include churches and many listed buildings. Another notable attraction is the Severn Valley Railway with its vintage steam trains and stations running to Kidderminster. Within the town there are a wide range of facilities including a diverse selection of shops, cafes, pubs and restaurants, along with weekend farmers markets and many themed events held throughout the year. There are healthcare services, community hospital, supermarkets, primary and secondary schooling and an excellent array of sports clubs and a leisure centre. For entertainment the town has its own art deco cinema along with the 'Theatre on the Steps' showing a wide variety of performances to include drama, music and dance. As well as meandering through the towns historical walkways and steps there are good cycle routes and many countryside walks along the banks of the River Severn and beyond.

ACCOMMODATION

Superbly appointed and beautifully presented throughout, this impressive detached family home offers spacious, versatile accommodation, perfectly designed for modern family living. Thoughtfully updated to an exceptional standard, the property features elegant internal oak doors, a contemporary fitted kitchen with a central island, an oak and glass balustrade, bespoke fitted Hammonds wardrobes, an upgraded central heating boiler, and stylishly refitted bathroom and en-suite shower rooms. Combining quality finishes with practical family spaces, this home is ready to move into and enjoy.

The property is entered via a welcoming central reception hall, complete with a cloakroom/WC, useful storage cupboard and a turning staircase rising to the first floor galleried landing. Double doors from the hall open into the main reception rooms which include a lounge, having French doors opening out to the garden and a feature fireplace housing a gas fire log burner. There is a separate dining room and a study or additional sitting room both overlooking the front aspect. The heart of the home is the impressive open-plan breakfast kitchen, having been designed and re-fitted with a comprehensive range of contemporary base and wall cupboards, drawers, complemented by granite work surfaces and splashback tiling, the kitchen also features an integrated dishwasher and a central island providing additional storage, preparation space and breakfast bar. The adjoining sitting area creates a superb social space, with double doors opening directly onto the rear garden. A separate utility room provides additional space for domestic appliances and offers convenient side access.

A turning staircase leads to the first floor galleried landing, which gives access to five well proportioned bedrooms. Four are generous double rooms, all benefiting from fitted wardrobes. Two of the bedrooms enjoy the luxury of re-fitted en-suite shower rooms, and the accommodation is completed by a stylish family bathroom featuring a contemporary suite to include a WC, hand basin, bath with shower over and an airing cupboard.

OUTSIDE

Occupying a prime position as the first property within this exclusive gated development, the property is set back behind a landscaped front garden featuring a well maintained lawn complemented by a variety of mature shrubs and planting, creating an attractive approach. Gated side access leads to the pleasant rear garden, which has been thoughtfully landscaped to provide an elevated paved patio ideal for outdoor dining and entertaining, with steps leading down to a generous lawn bordered by an attractive selection of mature plants and shrubs.

A side door provides access to the detached double garage, which is equipped with two up-and-over doors, power and lighting. Private parking is available to the front of the garage, which is approached via a shared private road through remote-controlled security gates, enhancing both convenience and peace of mind.

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.#

A monthly management fee is payable to Ludlow Gate Management Ltd of £15pcm for the communal upkeep.

SERVICES

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

COUNCIL TAX

Shropshire Council.

Tax Band: G.

<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

Proceeding away from the High Street via Salop Street, take the first turning on the left onto the Ludlow Road (B4364). Continue on the Ludlow Road, taking the second left into the slip road sign posted 'Ludlow Road No's 15-27' where number 17 will be positioned directly ahead of you as you turn in.

Offers Around £795,000

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.







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