123 Birds Green

Alveley | WV15 6HJ | Guide Price £525,000

ROYSTON & LUND

- Guide Price - £525,000 - £550,000
- Detached Cottage
- Four Bedrooms
- Two Reception Rooms
- Views Across the Countryside
- Two Driveways for Off-Street Parking
- Conservatory to Rear
- Freehold
- EPC rating D
- Council Tax Band F

Guide Price - £525,000 - £550,000

Royston and Lund are please to present this stunning four bedroom detached cottage located in Alveley, Bridgnorth. This property benefits from incredible views spanning across the countryside but also within easy reach of Bridgnorth town centre, the local schools and amenities.

In brief the property comprise of an entrance leading onto to a reception hallway, from the reception hallway you will find a spacious lounge area with an open fire, kitchen with full integrated appliances, large dining room with an open fire leading onto the conservatory which overlooks the garden.

Onto the first floor, you come to a landing and find two double bedrooms, once spacious single bedroom and one smaller bedroom currently being used as an office/library. Upstairs you will also find a WC and family bathroom fitted with a standalone bath, shower, toilet and wash basin.

To the rear of the property, you will find a spacious garden, seating area, greenhouse and a hidden passage to the driveway. The garden is full secured by fenced boundaries. The property benefits from two driveways one featuring a wooden carport.

Ground Floor
Approx. 71.1 sq. metres (765.6 sq. feet)

FP

Dining Room
2.91m x 3.31m
(9'7" x 10'11")

Conservatory
2.91m x 3.27m
(9'7" x 10'9")

N

B

FP

Kitchen
3.09m x 4.93m
(10'2" x 16'2")

Lounge
4.03m x 4.83m
(13'3" x 15'10")

Hallway

First Floor
Approx. 61.9 sq. metres (666.0 sq. feet)

Bedroom
2.91m x 5.30m
(9'7" x 17'5")

WC

Landing

Bedroom
3.09m x 2.33m
(10'2" x 7'8")

Bedroom
2.10m x 2.25m
(6'11" x 7'5")

Bathroom
3.04m x 2.00m
(10' x 6'7")

Bedroom
4.03m x 3.62m
(13'3" x 11'10")

Total area: approx. 133.0 sq. metres (1431.6 sq. feet)

The Property Ombudsman

naea | propertymark
PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC

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