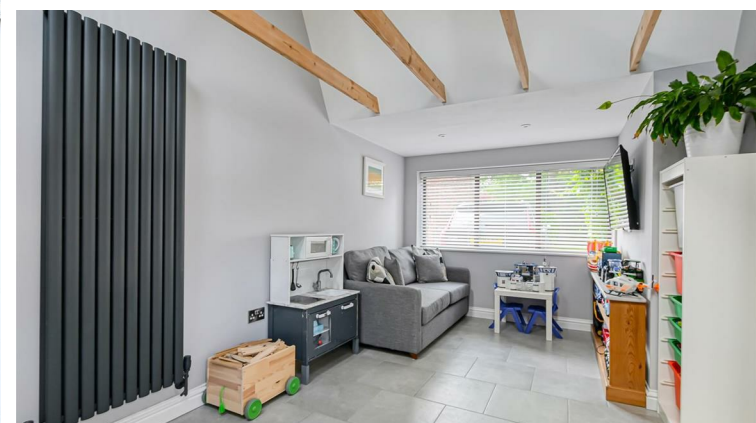




1 Craig Walk, Bridgnorth, Shropshire, WV15 6BZ

BERRIMAN  
EATON





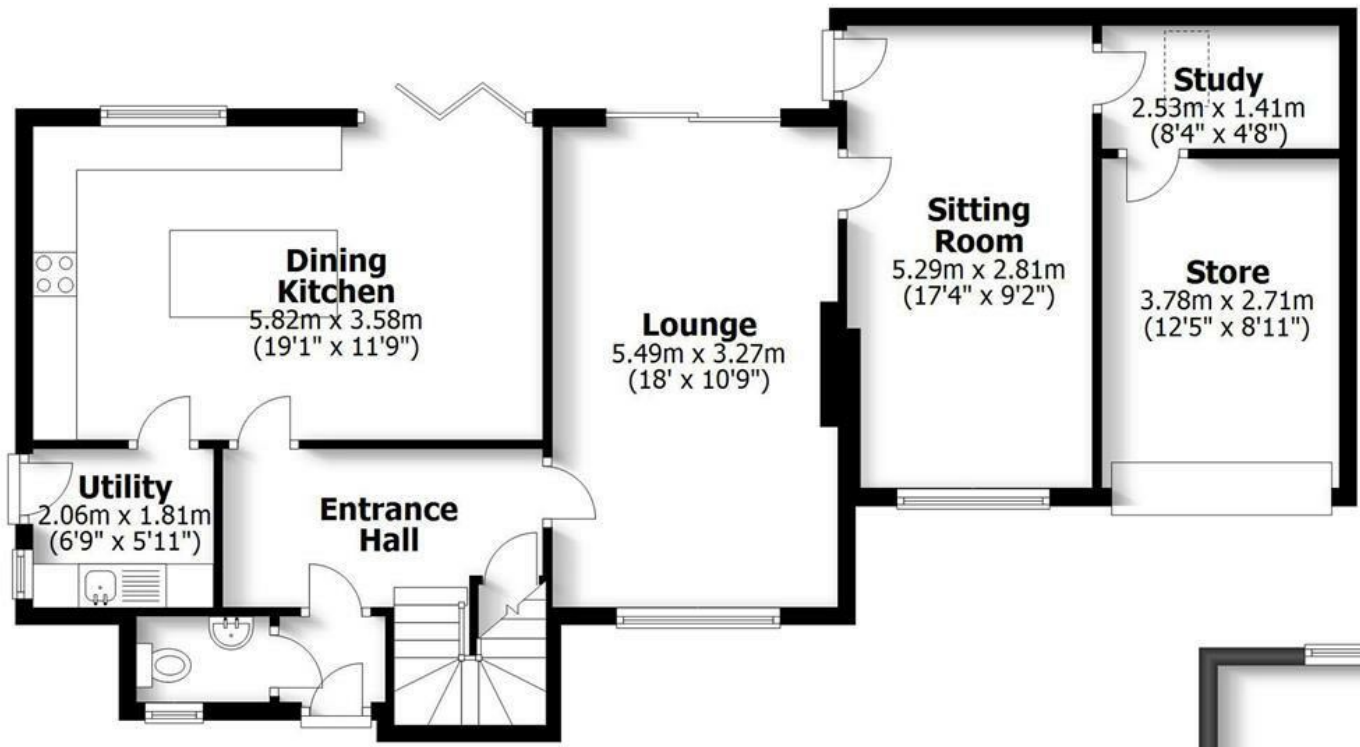
## 1 Craig Walk, Bridgnorth, Shropshire, WV15 6BZ

A superb modern detached family home offering four bedrooms, two bathrooms and three receptions rooms, close to parks, amenities and riverside walks.  
Telford - 12.4 miles, Ludlow - 20.7 miles, Kidderminster - 13.4 miles, Stourbridge - 14.2 miles, Much Wenlock - 9.1 miles, Wolverhampton - 14.3 miles, Shrewsbury - 21.5 miles.  
(All distances are approximate).

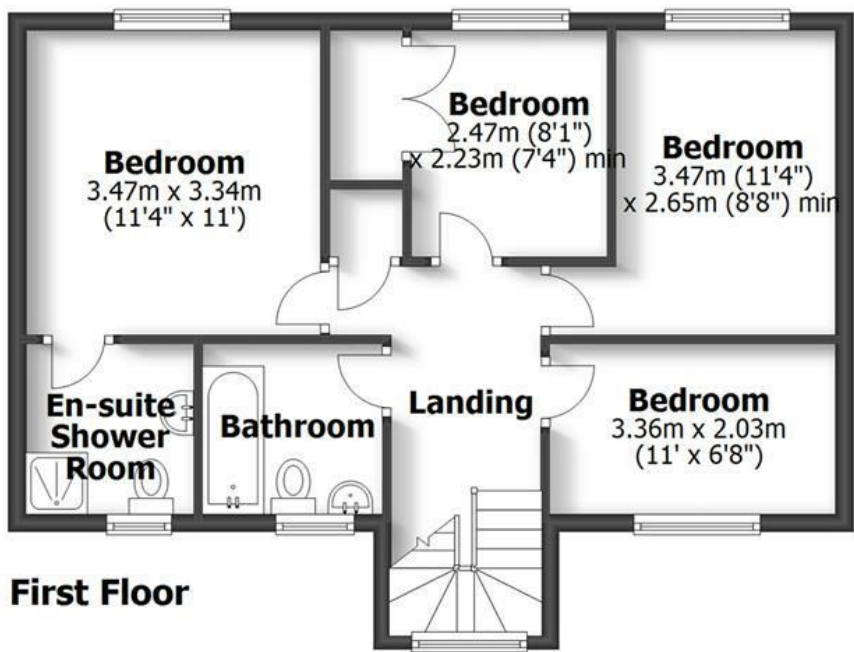
**1 CRAIG WALK**  
**BRIDGNORTH**

HOUSE: 128.0sq.m. 1,377.50sq.ft.  
STORE: 10.2sq.m. 110.3sq.ft.  
**TOTAL: 138.2sq.m. 1,487.8sq.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**

## LOCATION

Craig Walk is located off Washbrook Road, being a sought after location on the eastern side of the River Severn providing easy access to beautiful riverside side walks and the countryside footpaths beyond. Local convenience shops include an M&S Foodhall, Co-Op and a Tesco Express, in addition to a broad selection of eateries only a short walk away. It's an easy and scenic stroll over the old town bridge to the historic Conservation Area including links to the bustling High Street and markets with year round events via the Listed Funicular Cliff Railway. Here there are more local attractions and places of interest including a local cinema and theatre along with a good selection of shops, hospital and healthcare services, schooling, sports facilities, restaurants, pubs and cafés. The Severn Valley Steam Railway can be reached on foot through the Castle Gardens.

## ACCOMMODATION

This modern home is well presented throughout and enjoys a quiet location in this small cul-de-sac, adjacent to an open green area. The house has been improved with the conversion of the garage to provide extra ground floor living space to include a home office with a store room to the front.

On entering the property there is an enclosed entrance porch with a refitted guest cloakroom/WC. A door opens through into the hall with cloaks cupboard and doors leading off to; open plan dining kitchen fitted with a range of matching units, quartz work tops, inset sink unit, centre island and a selection of integrated appliances to include an oven/grill, microwave, gas hob with extractor hood above, dishwasher and a fridge/freezer. The kitchen extends through into the dining area with tiled floor throughout and bi-folds doors opening out to the garden. In addition there is a separate utility room which provides further storage, sink and provision for a washing machine. A side door gives access to the outside. The lounge enjoys a dual aspect with sliding patio doors out to the garden. A sitting room (originally the garage) overlooks the front aspect having an air conditioning unit and a door opening to the garden. Leading off is the home office with sky light and an integral door into the store.

A turning staircase leads to a spacious first-floor landing, which provides access to the loft space via a pull-down ladder, as well as to an airing cupboard.

The master double bedroom overlooks the rear elevation and benefits from an air conditioning unit and a stylish en-suite shower room, fitted with a WC, wash hand basin with vanity drawers, and a tiled shower cubicle. There are three further good-sized bedrooms, served by a modern family bathroom, which has been re-fitted with a contemporary suite comprising a bath with shower over, concealed WC, and a wash hand basin set within a vanity unit.

## OUTSIDE

1 Craig Walk sits behind a block paved driveway providing excellent parking with access to the adjoining store (originally the garage) having an electric roller shutter door. Lawned gardens border a paved path leading to the front entrance. Gated side access leads around to the pleasant rear garden which enjoys a lawn and patio terrace neatly presented enclosed by a fence boundary.

## SERVICES:

We are informed by our clients that mains water, electricity, gas and drainage are connected. Verification should be obtained from your surveyor.

## COUNCIL TAX:

Shropshire Council.

Tax Band: F.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

## DIRECTIONS:

Leaving Bridgnorth high town proceeding through low town crossing over the River Severn into Mill Street, at the island take the third exit passing the petrol station on your left continuing onto Hospital Street. Take the second turning on your right into Pale Meadow Road then left into Washbrook Road, follow the road around, where Craig Walk can be found on the right hand-side. Number 1 is positioned first on the right hand side.

Asking Price £550,000

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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**BERRIMAN EATON**