



The Woodlands, Oldbury, Bridgnorth, Shropshire, WV16 5EE

BERRIMAN  
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# The Woodlands, Oldbury, Bridgnorth, Shropshire, WV16 5EE

A most spacious home in this highly desirable residential area, enjoying a peaceful and private location. Within walking distance to the Town amenities and countryside walks, the three double bedroom home features a large dining kitchen, double garage and sunny, easily maintained garden.

Much Wenlock - 8.8 miles, Ludlow - 19.8 miles, Kidderminster - 14.3 miles, Telford - 13.3 miles, Wolverhampton - 14.9 miles, Shrewsbury - 21.7 miles, Birmingham - 32.6 miles.  
(All distances are approximate).

## LOCATION

The Woodlands is located in the sought after village of Oldbury, just under a mile from the historic market town of Bridgnorth. Bridgnorth offers a full range of shopping facilities, primary and secondary schooling, sports facilities and a swimming pool. The major commercial centres of Telford, Wolverhampton and Birmingham are all within easy commuting distance, while Ludlow's renowned restaurants and festivals are only around half an hour's drive away.

Bridgnorth's town centre boasts lively weekend markets, the Severn Valley Railway, Theatre on the Steps, an Art Deco cinema, and an abundance of pubs, cafés and restaurants. The town is also served by a GP surgery and local hospital.

The funicular Cliff Railway rises from the banks of the River Severn up to Castle Walk, offering stunning views over High Rock and the Severn Valley. Oldbury itself borders beautiful Shropshire countryside, making it an ideal choice for walkers, cyclists and those with an interest in equestrian pursuits.

## ACCOMMODATION

From the covered entrance, the front door opens into the entrance hall where stairs rise to the first floor and there is a useful cloak cupboard. A glazed door leads into a good sized dining kitchen, fitted with a range of matching base and wall cabinets with worktops over and a stainless steel sink unit. Integrated appliances include a fridge freezer, dishwasher, oven/grill, electric hob with extractor hood above, with space and plumbing for a washing machine and tumble dryer.

Steps lead up to the adjoining sitting room, which enjoys large sliding doors across the full width of the room, opening onto and overlooking the front garden. From the hallway, there is access to the ground floor bathroom, fitted with a suite comprising a corner bath with shower over, WC and wash hand basin set within a vanity unit, along with a heated towel rail. An airing cupboard houses the hot water tank. The lounge enjoys views across the front garden with a feature fireplace providing the space for an electric.

Stairs rise to the first floor landing giving access to three bedrooms and a separate WC with wash hand basin and also houses the wall mounted gas central heating boiler. The principal double bedroom overlooks the front elevation and benefits from two double fitted wardrobes, while the second bedroom also overlooks the front and includes a fitted double wardrobe.

## OUTSIDE

Accessed from the lane, a gated entrance leads to a generous driveway and a low maintenance garden, with paved patio terraces enclosed by hedge and fencing, enjoying a most private aspect.

## SERVICES

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

## TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor.

## COUNCIL TAX

Tax Band: E.  
Shropshire Council.  
[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

From Bridgnorth proceed out towards Cleobury Mortimer on the B4363. Upon entering the village of Oldbury take the first turning on the left, before Fells Orchard where The Woodlands is located along on the right-hand side.

### Tettenhall Office

01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Lettings Office

01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Asking Price  
**£520,000**

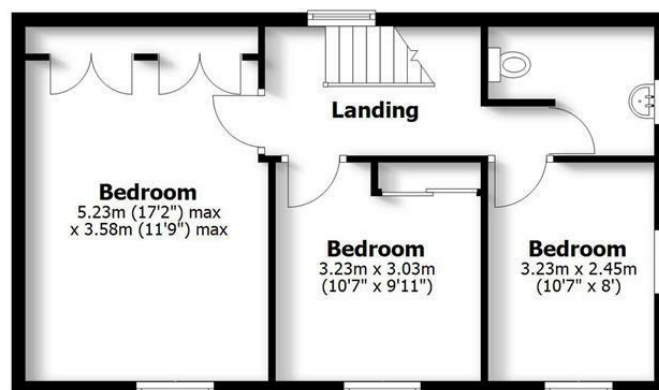
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

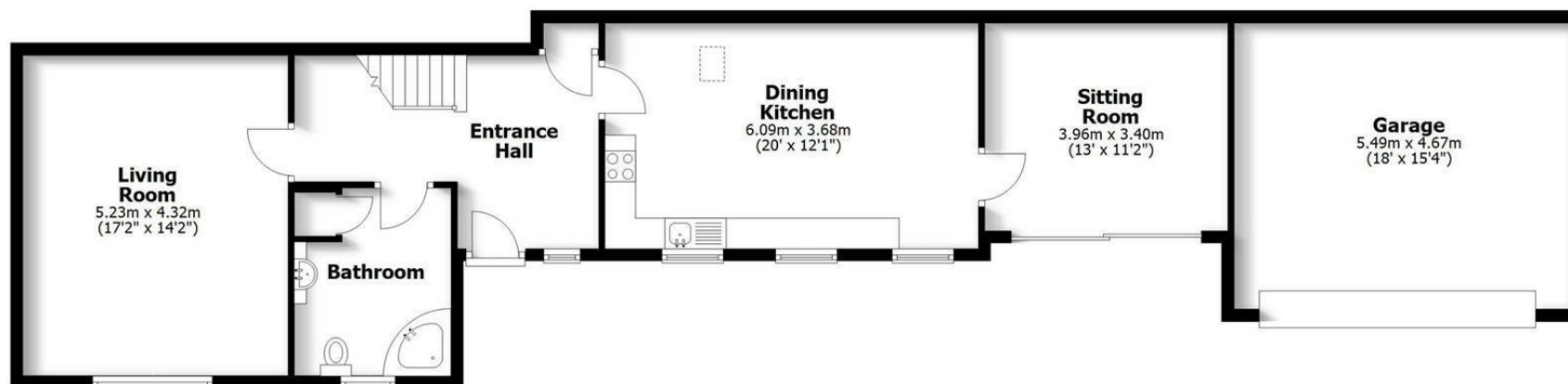


## THE WOODLANDS

OLDBURY, BRIDGNORTH



First Floor



Ground Floor

HOUSE: 129.6sq.m. 1,395.2sq.ft.  
GARAGE: 25.6sq.m. 275.8sq.ft.  
**TOTAL: 155.2sq.m. 1,671.0sq.ft.**

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

