

Three Ridges Hilton, Bridgnorth, Shropshire, WV15 5PD

BERRIMAN
EATON


CUPCAKES
ORGANIC DAIRY ICE CREAM









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Elevated with views, this quietly situated and substantial detached property with a new Orangery, stands within this Shropshire hamlet just four miles from the market town of Bridgnorth which benefits from a large private rear garden and double garage. Steps and a side path give access to the accommodation which is on one level.

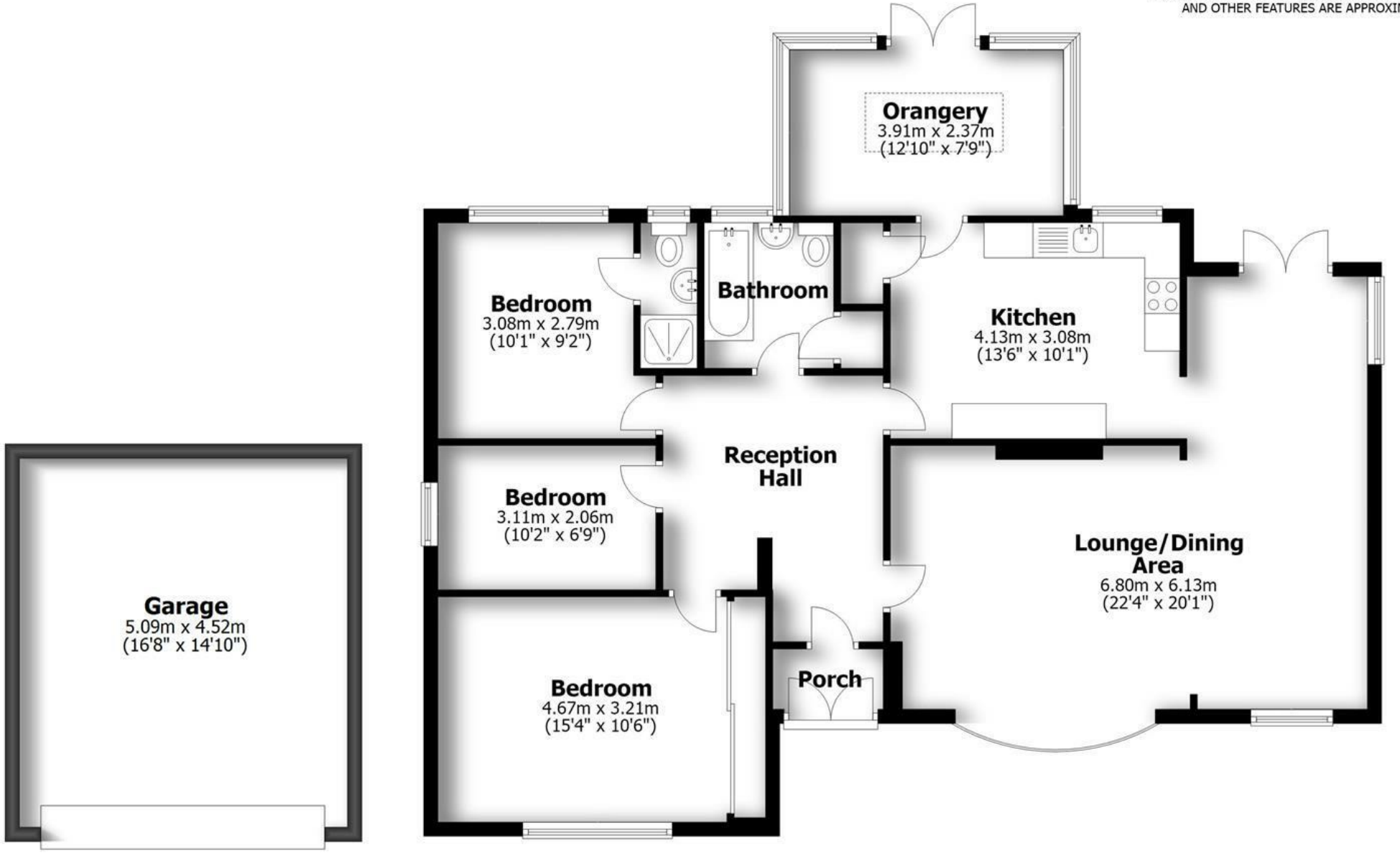
Bridgnorth - 5 miles, Wombourne - 8 miles, Wolverhampton - 10 miles, Telford - 13 miles, Stourbridge - 12 miles, Kidderminster - 15 miles, Birmingham - 31 miles.

(All distances are approximate).

THREE RIDGES
HILTON, SHROPSHIRE

BUNGALOW:	107.3sq.m.	1,155.4sq.ft.
GARAGE:	23.0sq.m.	247.4sq.ft.
TOTAL:	**130.3sq.m.**	**1,402.8sq.ft.**

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



LOCATION
The hamlet of Hilton is located only a short distance from the historic market town of Bridgnorth off the A454 between the major centres of Wolverhampton, Telford, Dudley and Stourbridge making an ideal destination for commuters. There are more local amenities to include pubs, cafe's and eateries, with a general store located in Rudge and a wider range of shopping and schooling in the near by villages of Pattingham, Worfield and Wombourne This semi rural location provides access to an abundance of beautiful countryside walks and bridleways with a bus stop located just a short stroll away offering a regular service.

ACCOMMODATION
Arranged on one level, the property itself provides well maintained and appointed accommodation throughout with double glazing and LPG gas central heating. Approached via a flight of steps, there is a further easy path to the side that gives access to the rear entrance.

Steps from the drive rise to the enclosed entrance porch with a front door opening into a spacious reception hall. The lounge is l-shaped and open plan to a dining area with patio doors opening out to the garden and an archway through to the kitchen. Two windows overlook the front elevation along with an ornamental fireplace. The kitchen is fitted with a range of modern, matching units, work tops and an inset sink unit. Integrated appliances include a five-ring gas hob with extractor above, double oven/ grill and microwave and fridge/freezer. The kitchen also benefits from a pantry. Leading off the kitchen is a new Orangery (completed in 2026), to s high specification with a lantern roof,, windows and doors opening onto the garden and having two radiators, power points and down-lighters.

From the hall doors lead off to the three bedrooms, one with en-suite and a family bathroom, The master double bedroom overlooks to the front aspect with a full bank of fitted mirrored wardrobes. The guest bedroom offers an en-suite shower room along with the third bedroom which is currently used as a home office. The family bathroom is fitted with a white suite to include a panelled bath, WC and a wash hand basin set within a vanity unit.

OUTSIDE
Approached from a gravelled driveway, with access to four properties, Three Ridges benefits from a double garage with an electric up/over door to the front., and good parking to the front with raised planted rockery's and gravelled borders, steps rise to the front entrance. A further lawned garden area opposite provides further parking along with a fenced area housing the LPG tank. The rear garden is predominantly lawned with a paved terrace enclosed by mature hedging proving excellent privacy. The garden backs onto the neighbouring farmland with views beyond.

SERVICES:
We are advised by our client that mains water and electricity are connected, LPG central heating and private drainage. Verification should be obtained from your surveyor.

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

COUNCIL TAX:
Council Tax Band: E
Shropshire Council
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:
By separate negotiation.

VIEWING ARRANGEMENTS:
Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:
From Bridgnorth proceed towards Wolverhampton on the A454. Hilton is approximately 5 miles from Bridgnorth. When entering the Hamlet of Hilton, continue past the turning on your right for Sandpit Lane and take the second right hand turn into a private gravelled road, where Three Ridges is the third property along.

Offers Around £535,000 EPC: E

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.






WOODBURY








DREAM





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