

EDGEWAY HOUSE
CHELMARSH
BRIDGNORTH
SHROPSHIRE
WV16 6BA



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PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Messrs Phipps & Pritchard for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



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EDGEWAY HOUSE
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A superbly situated freehold detached centrally heated double glazed house in this enviable situation in the Hamlet of Chelmarsh with fine views over the Shropshire countryside, porch entrance, hall, reception hall, cloakroom, study, dining room, lounge, dining kitchen, laundry/utility room, 5 bedrooms, 2 bathrooms, garage with electric door.

£595,000

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EDGEWAY HOUSE, CHELMARSH, BRIDGNORTH, SHROPSHIRE WV16 6BA

PORCH ENTRANCE with courtesy lighting and down-lighters, Oak effect front entrance door with round stained glass window.

RECEPTION HALL 13'8" x 13'8" (4.19m x 4.19m) with inset ceiling down-lighters, wired for wall lights, ceramic tiled floor.

CLOAKROOM with Heritage suite of wash basin in vanity unit with cupboards below in light oak, low flush w.c., half tiled walls, central lighting point, extractor fan, ceramic tiling.

STUDY 12'7" x 10'0" (3.84m x 3.07m) with central lighting point, wired for wall lights, central lighting point, television point, telephone point. Double doors with bevelled glazing give access to the:

DINING ROOM wired for wall lights, two central lighting points.

BREAKFAST KITCHEN 17'3" x 14'2" (5.26m x 4.34m) Fully fitted 'Provaence' kitchen with black granite working surfaces, extensive ranges to include double Belfast sink with cupboards and drawers below, full length range of units to include three single cupboards, integrated dishwasher, two further single cupboards, continuous working surface with wine rack, drawers, vegetable basket and matching dresser with display cupboards above, continuous working surface which incorporates 'Ariston' four-ring electric hob unit with pan drawer below and cupboards, two single corner cupboards, 'Hotpoint' stainless steel extractor over housing for 'Hotpoint' double oven and microwave with cupboards above and beneath, integrated refrigerator/freezer, ceramic tiled relief and matching range of eye-level cupboards above, ceramic tiled floor, inset down-lighters.

LAUNDRY/UTILITY ROOM 10'2" x 6'5" (3.10m x 1.98m) with working surface inset with stainless steel sink unit with cupboards below, oil fired Worcester central heating boiler providing domestic hot water and central heating, cupboards above housing electric meters, work surface with appliance space below, space and plumbing for an automatic washing machine, range of matching wall cupboards, central lighting point, extractor unit, ceramic tiled floor. A staircase descends to the:

RECEPTION ROOM 23'9" x 12'7" (7.24m x 3.86m) with double glazed patio doors opening on to the rear terrace, feature stone fireplace with 'living coal' effect electric fire on stone hearth, two central lighting points, wired for wall lights, television aerial and telephone points.

From the Reception Hall a staircase ascends to:
FIRST FLOOR

GALLERIED LANDING with spindle balustrade, central lighting point, smoke alarm.

BEDROOM ONE 24'2" x 16'2" (7.39m x 4.93m) double glazed French door to the rear with Juliet balcony, inset ceiling down-lighters, wired for wall lights, television aerial point, telephone point.

EN SUITE BATHROOM 8'2" x 3'8" (2.51m x 1.14m) with half tiled walls, Heritage suite with wash basin in vanity unit with mirror over and shaver point, wc, glazed shower cubicle with tile relief to full height, Heritage gold effect towel radiator, down-lighters.

BEDROOM TWO 14'6" x 10'5" (4.42m x 3.20m) with central lighting point, television aerial and telephone point.

ENSUITE SHOWER ROOM 8'2" x 3'8" (2.51m x 1.14m) with part tiled walls, Heritage suite to include pedestal wash basin, low flush wc, shower tiled to full height, down-lighters.

BEDROOM THREE 13'3" x 10'0" (4.04m x 3.07m) with central lighting point, television aerial point, telephone point.

BEDROOM FOUR 10'2" x 9'6" (3.12m x 2.90m) with central lighting point, television aerial point, telephone point.

BEDROOM FIVE 10'0" x 9'8" (3.07m x 2.95m) with central lighting point, television aerial and telephone point.

HOUSE BATHROOM 9'6" x 6'3" (2.90m x 1.91m) with half tiled walls, corner bath with Oak panelling, wash basin in vanity unit, glazed shower, Heritage towel rail, ceiling down-lighters.

OUTSIDE

The house is set back from a sweeping block paved drive:

GARAGE 17'1" x 16'0" (5.23m x 4.88m) with electronic oak effect up-and-over door, roof storage space, light and power connected, rear pedestrian door.

Edgeway House occupies a superb location in this Hamlet to the west of the River Severn in the glorious Shropshire countryside and is so well placed for ease of access to Bridgnorth and thence Wolverhampton and the West Midlands Industrial Conurbation. The views that surround are first class.



SERVICES Mains water, electricity and drainage are connected. Oil fired central heating to radiators. Alarm System and Smoke Detectors. NHBC

TENURE Freehold. We have not verified details of tenure. The solicitor acting for any purchaser should be asked to confirm full details.

FIXTURES AND FITTINGS Any fixtures and fittings not mentioned in these sales particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

VIEWING By appointment with the agent's offices

Mortgage: As totally independent financial advisers Phipps & Pritchard are able to offer maximum mortgage requirements subject to status. For further information please contact Mr N Clee at our Kidderminster Office. The FSA do not regulate some form of mortgages.

Surveys & Valuations: Phipps & Pritchard carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, Phipps & Pritchard can provide you with an Independent opinion. Please contact Chris Smith FRICS on 01299 401456 for further information.

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