Upper Forge House

27 Eardington, Bridgnorth, Shropshire

STRUTT & PARKER

BNP PARIBAS GROUP

A beautifully appointed brand-new detached home located in the heart of a favoured Shropshire village

An impressive newly built home with attractive, traditionally styled detailed elevations, positioned in the sought-after village of Eardington which is a 'stone's throw' away from the historic town of Bridgnorth. This fabulous property offers flexible accommodation with modern décor and fittings including state of the art air source heating technology controlled through advanced smart controls

- **2 RECEPTION ROOMS**
- **4 BEDROOMS**
- **3 BATHROOMS**
- **DETACHED GARAGE**
- **GARDENS**
- **FREEHOLD**
- **VILLAGE**
- **1,543 SQ FT**
- **GUIDE PRICE £675,000**

The property

Upper Forge House is an attractive home which has been thoughtfully designed and boasts a wealth of beautifully appointed living space ideal for today's modern living. The property features handsome brick elevations in traditional brick style, while inside there are stylish modern fittings combined with understated neutral décor to create a thoroughly pleasant and comfortable environment.

The property which has accommodation over two floors benefits from modern fixture and fittings including underfloor heating to the ground floor via air source heat pump, well equipped kitchen, stylish bathroom and en suites, solid oak doors throughout, vehicle charging point and electric garage door.

The welcoming entrance hall leads to the wonderful and airy open plan kitchen/dining/living room which has two sets of bifold doors giving access to the rear garden which is perfect for entertaining and alfresco dining – the living room has an attractive Arada Solution 5 Multi Fuel Stove. The well-equipped kitchen area has a plethora of wall and floor units with quartz work surfaces and separate island incorporating a breakfast bar. The modern appliances include induction hob with extractor fan above, oven, dishwasher and fridge freezer.

Depending on the stage of construction incoming purchasers may have the opportunity to choose/ give input into the design of kitchen via our client's supplier. There is an additional separate reception room on the ground floor which would be ideal as a formal sitting/TV room or study, as well as a separate utility room and cloakroom.

The oak staircase leads to the first floor which provides four bedrooms two of which benefit from stylish en suite shower rooms; the impressive principal bedroom also boasts a dressing room - there is also a modern family bathroom consisting of a feature stand-alone bath.

Outside

The garden has a paved patio, detached garage with power and light and remote electric door and associated gravelled driveway - there is also a vehicle charging point.

Depending on the stage of construction incoming purchasers may have the opportunity to give input into the landscaping of the grounds.

The CGI shown of the rear garden is for guidance/ example only and does not form part of a contract.

Location

The village of Eardington is about two miles away from the historic town of Bridgnorth. The surrounding area is noted for its wonderful countryside providing access to a plethora of outdoor pursuits including cycling, horse riding, fishing, golfing and numerous rural walks. Eardington nature reserve is very close by and the vintage Severn Valley Steam Railway runs alongside the village.

Historical Bridgnorth offers a selection of shops, pubs, cafes, restaurants and medical practices along with excellent recreational and educational facilities. The larger centres of Shrewsbury, Wolverhampton, Telford and Birmingham are all within commuting distance of Eardington.

Road links to Eardington are excellent with the A458 giving access north to Shrewsbury via the pretty town of Much Wenlock. The A442 gives access south to Kidderminster and north to Telford which has a junction onto the M54 which provides access to Birmingham and the national motorway network.

Distances

- Bridgnorth 2 miles
- Much Wenlock 9 miles
- Telford 15 miles
- Wolverhampton 16 miles
- Ludlow 20 miles
- Shrewsbury 23 miles
- Birmingham Airport 48 miles

Nearby Stations

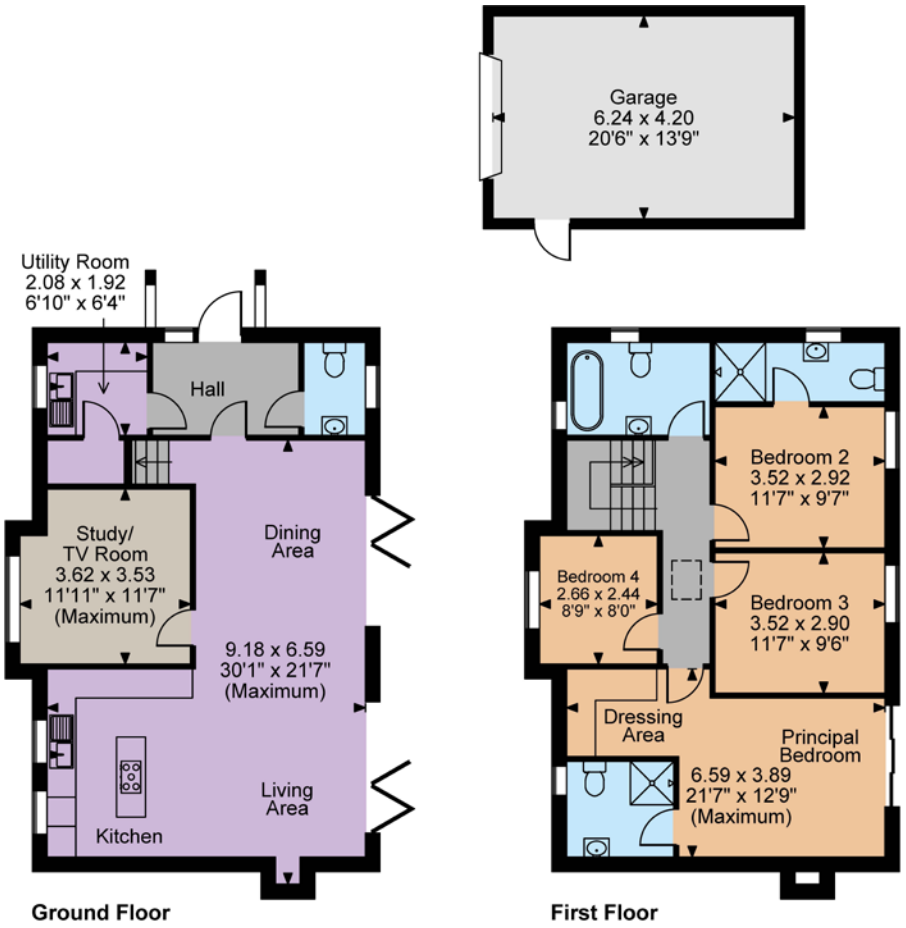
- Telford
- Wolverhampton
- Ludlow
- Shrewsbury

Key Locations

- Severn Valley Steam Railway
- Eardington Nature Reserve
- Shropshire Hills AONB
- Bridgnorth Castle
- Bridgnorth Castle Hill Railway
- Ludlow Castle
- Dudmaston Estate

Nearby Schools

- Castlefields Primary School
- Morville CofE Primary School
- Oldbury Wells School
- St. Mary's Bluecoat CofE Primary School
- Concord College
- Wrekin College
- Old Hall School
- The Royal School Wolverhampton
- Shrewsbury School
- Shrewsbury High School for Girls
- Prestfelde Prep



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,543 sq ft (143 sq m)
For identification purposes only.

Directions

Post Code WV16 5JT

what3words: ///bench.diver.resemble

General

Local Authority: Shropshire Council

Services: Air source heat pump, mains water & electric, mains drainage for foul/sewer and crate soakaway system for rainwater

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Unallocated

EPC Rating: TBC

Warranty: Buildzone

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Agent note: Please note that the image of the kitchen is a CGI.

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