



Bradeney Drive
Worfield, Bridgnorth, WV15 5NT

peterjames
PROPERTY

Bradeney Drive

Bridgnorth – 4.8 miles
Wolverhampton – 10 miles
(Distances are approximate)

A select development of assisted living 2 bedroom retirement bungalows, set in the beautiful grounds of Bradeney House.

Each property to comprise;

Wide hall

Open-plan breakfast kitchen and lounge

Two beautiful double bedrooms

Stunning contemporary wet room

Block paved patio areas

Located within the idyllic village of Worfield near the Shropshire-Staffordshire border, the established residential care setting at Bradeney House is pleased to present an exclusive range of 14 brand-new self-contained bungalows, centred around a landscaped 'village green' and easily accessed from the surrounding conurbations of Bridgnorth, Telford and Wolverhampton. With a flexible level of care to suit the resident's individual needs and 24-hour nurse alarms in all properties, the development offers a luxurious specification throughout combined with a desirable rural position affording views toward a fantastic pastoral vista.



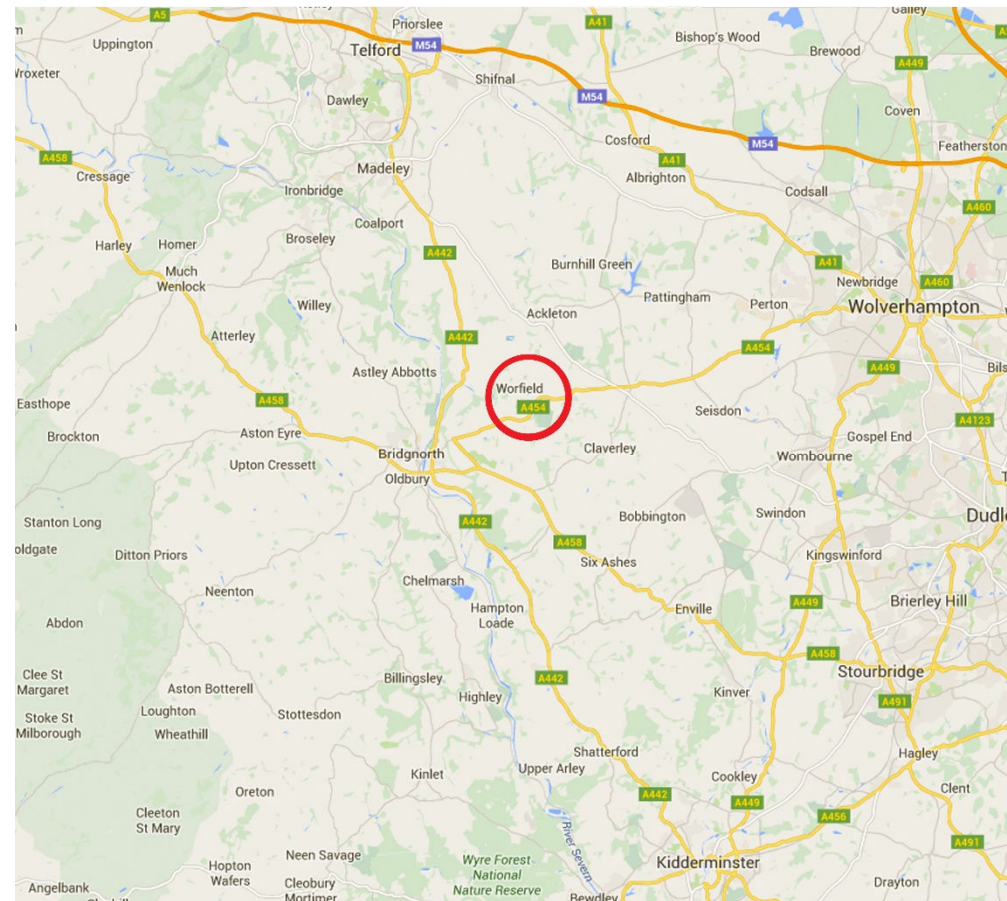
The site will also comprise an indispensable resident's 'Hub' facility to enhance the community ambience. Housing staff accommodation to facilitate 24-hour care provision, a hall and kitchen available for resident celebrations and an exercise facility, the Hub will also offer a computer area, enabling residents to easily keep in touch with relatives in any corner of the globe. The level of security at the site will be reassuringly high, including CCTV and an intercom system to monitor the gated entrance and driveway.



Bradenev Drive

Outside

Approaching from the road, secure electric gates open within a stately cast stone wall styled in a Georgian fashion, to the development's sweeping driveway. Around a manicured central green enhanced by an abundance of colourful planting, Bradenev Drive's fourteen exclusive properties confound any preconceived images of drab, colourless care settings. Finished in chic white render with block-paved patios to the front of each bungalow, the period style of the neighbouring residential home is reflected by the stone walls before each property. To the rear of each, a spacious patio finished in Eaton paving offers the perfect spot to relax and enjoy the peaceful rural location.



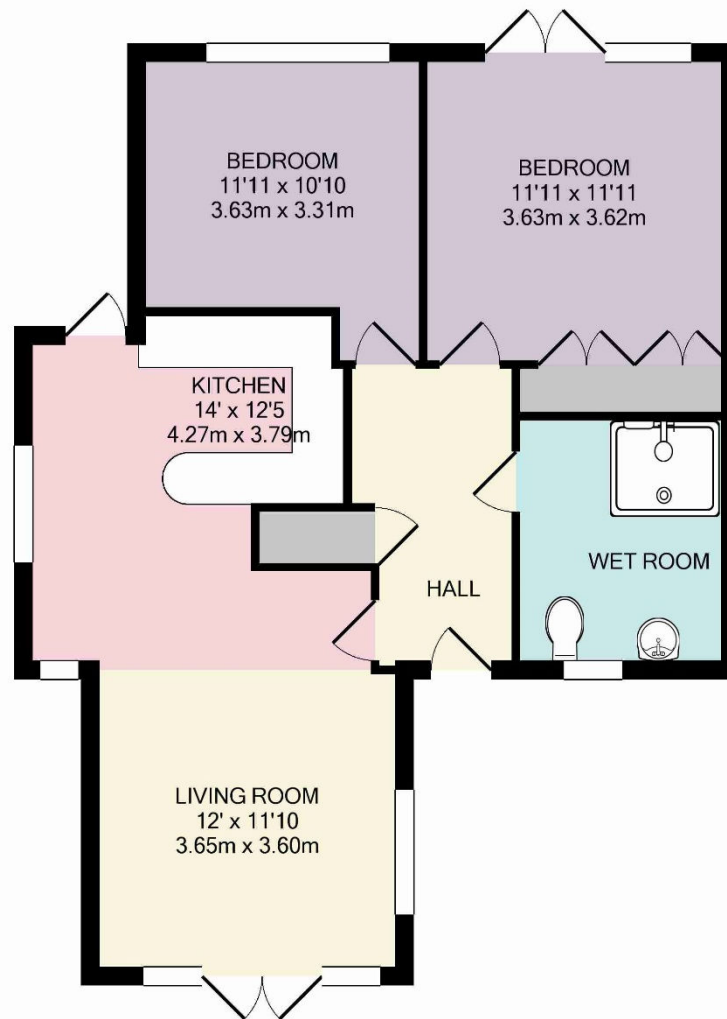
Accommodation

Entry through the smart, solid oak front door with glazed panels to the extra-wide **hall**, laid with lovely solid oak flooring and offering central access via internal doors and architraves in oak, to the entirely ground-floor accommodation. The generously-proportioned and wonderfully light **living room** features glazed French doors overlooking the central green, opening onto the block-paved patio, with attractive adjustable orb lighting. An elegant stone fireplace, with Georgian styling, frames a modern electric flame-effect fire with fully-integrated connection points over for a wall-mounted television screen. The space boasts a fabulous open plan layout, flowing seamlessly into the spacious **breakfast kitchen**, laid with durable yet beautiful and very high-quality travertine-effect flooring. Exceptionally well-appointed and stylish, the kitchen is lit by LED down-lighting and enjoys

plenty of storage, provided by a range of solid oak wall and base units with sleek solid granite worktops in a shade to complement the flooring, finished at the corners in gentle curves. The comprehensive selection of fully-integrated concealed Indesit appliances includes a combination washer-dryer, separate fridge and freezer, electric fan oven and ceramic hob with a substantial breakfast bar designed to also accommodate wheelchair users to the centre of the stunning space. Off the spacious hall, a sizeable cupboard offers ample storage, and the two **double bedrooms** both benefit from very generous proportions and media connection points for wall-mounted television screens. The lovely **master bedroom** also boasts a range of fitted wardrobes, having oak doors with sunken mirrored glass and French doors to the rear patio. Easily

accessed from the wide central hall space, the convenient and stylish **wet room** is a particularly good size, featuring a wall-mounted WC and wash-hand basin for easy cleaning and a roomy walk-in shower, in a sleek contemporary style with LED down-lights.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.



BRADENEY HOUSE
 TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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