



8b Bernards Hill, Bridgnorth, Shropshire, WV15 5AX

BERRIMAN
EATON

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A most conveniently located and beautifully appointed home, which has been superbly updated throughout, complemented by an attractive landscaped garden to the rear enjoying incredible views over the town. The property is ideally situated within easy walking distance of the Town's High Street and a wide range of amenities with driveway parking for two cars. Telford - 12.4 miles, Ludlow - 20.7 miles, Kidderminster - 13.4 miles, Stourbridge - 14.2 miles, Much Wenlock - 9.1 miles, Wolverhampton - 14.3 miles, Shrewsbury - 21.5 miles. (All distances are approximate).

LOCATION

Superbly Located on Bernard's Hill. Situated between the A442 and A458, Bernard's Hill offers a highly commutable and convenient location. Just a short walk away, the historic market town of Bridgnorth provides a wealth of attractions, including riverside walks, independent shops, tea rooms, traditional pubs, and local amenities.

The iconic Cliff Railway offers easy access to High Town, where you'll find boutique shopping, a cinema, theatre, weekend markets, and a hospital. Also nearby are the renowned Severn Valley Steam Railway, Daniels Mill and the open spaces of Severn Park along the River.

ACCOMODATION

Enjoying an elevated position with attractive views across towards High Town, this superbly presented property offers spacious and versatile accommodation arranged over three floors. The property provides four DOUBLE bedrooms, two with ensuite facilities, an attractive lounge, stylish open-plan dining kitchen and a beautifully landscaped rear garden enjoying stunning views.

On entering, the welcoming entrance hall provides access to two double bedrooms and a further study/office, together with a modern and stylish shower room featuring a heated towel rail and rainfall shower.

Stairs rise to the first floor, where a door opens into the attractive lounge. This lovely room features a bay window overlooking the front elevation, together with a gas fire creating an inviting focal point. To the rear is the impressive open-plan dining kitchen, fitted with a comprehensive range of contemporary units and incorporating an integrated double oven, microwave and grill, pull-out pantry drawer, integrated dishwasher and induction hob. Double doors open directly onto the rear garden.

The second floor provides access to two further double bedrooms, both benefiting from en suite facilities. The principal bedroom is particularly impressive, enjoying wonderful elevated views across the Severn Valley towards High Town. Its en suite is fitted with a white suite comprising a high-level flush WC, bath with rainfall shower and stylish vanity unit. The second bedroom also benefits from a newly fitted en suite, incorporating a large rainfall shower, heated towel rail and skylight, providing a bright and contemporary space.

OUTSIDE

Externally, the property has a gravelled parking area to the side with parking for two cars and an electric charging point. The thoughtfully landscaped rear garden features two attractive patio areas, providing excellent spaces for outdoor dining and entertaining while taking full advantage of the stunning elevated views.

COUNCIL TAX

Shropshire Council
Tax Band: C

SERVICES

We are advised by our client that all mains services are connected. Verification should be obtained by your Surveyor.

TENURE

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only, please contact the BRIDGNORTH OFFICE.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

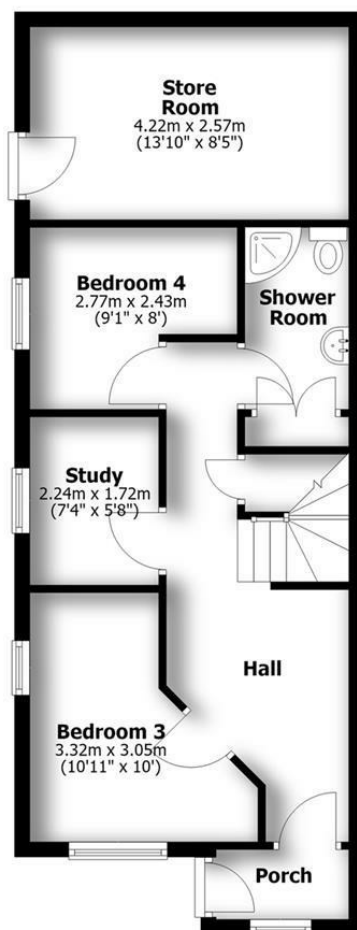
Offers In The Region Of
£389,000

EPC:

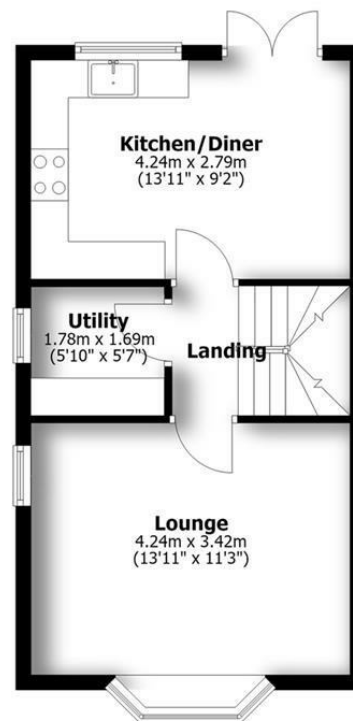
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



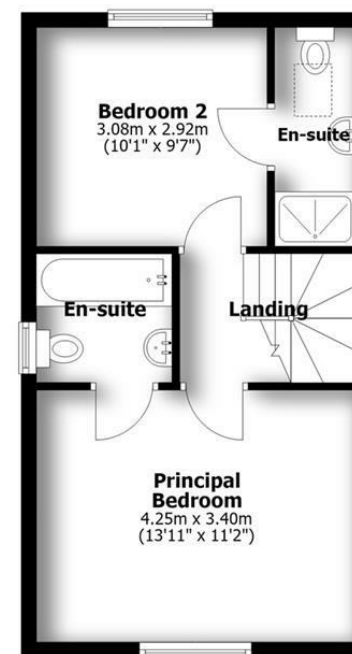
8b BERNARDS HILL BRIDGNORTH



Ground Floor



First Floor



Second Floor

HOUSE: 106.5sq.m. 1146sq.ft.
STORE ROOM: 10.8sq.m. 117sq.ft.
TOTAL: 117.3sq.m. 1263sq.ft.

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

