

54 Friars Street, Bridgnorth, Shropshire, WV16 4BJ

BERRIMAN EATON

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DON'T MISS THIS beautifully renovated, detached character cottage offering three bedrooms, three bath/shower rooms and the rare benefit of a large garage providing secure off-road parking. Occupying a sought after location within easy reach of the Town Centre, this charming cottage combines period character with contemporary living. NO ONWARD CHAIN.
Much Wenlock - 9 miles, Ludlow - 19.8 miles, Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Shrewsbury - 21.3 miles, Birmingham - 27 miles.
(All distances are approximate).

LOCATION

Set within a picturesque and historic part of Bridgnorth, 54 Friars Street is positioned with the Conservation Area enjoying a highly convenient location, just a short stroll from the riverside cafés, bars and scenic walks along the River Severn. This sought-after setting offers the opportunity to enjoy the town's excellent range of amenities on foot, including an array of independent shops, traditional pubs, restaurants and everyday conveniences. Bridgnorth also provides a choice of primary and secondary schooling, healthcare services, a community hospital and a variety of sports and leisure facilities. The town its rich heritage and popular attractions, including the Severn Valley Railway, Northgate Museum and the historic Cliff Railway, connecting Low Town with High Town.

ACCOMMODATION

Upon entering the property there is a hallway which leads to the living room and kitchen. The kitchen blends the cottage features with an exceptional modern look with plentiful cupboard and storage space; built in appliances include an induction/extraction hob, oven/grill, dishwasher and a washing machine. A floating steel staircase leads down to a spacious converted basement room which would make an ideal snug, games room or entertaining space.

Stairs rise to a split level first floor landing, providing access to three well proportioned bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, fitted with a walk-in shower, WC, wash hand basin and heated towel rail. A second double bedroom, overlooks the front elevation and is complemented by its own private en-suite shower room, comprising a shower, WC, wash hand basin and heated towel rail. The third double bedroom enjoys a dual aspect, allowing plenty of natural light, and is served by the well appointed family bathroom, fitted with a bath with shower over, WC and wash hand basin.

OUTSIDE

Adjoining the cottage is a generously sized garage, accessed via a remote controlled roller shutter door, providing secure parking with the benefit of power connected. Additional parking permits are available through Shropshire Council, PLEASE NOTE THERE IS NO GARDEN WITH THE PROPERTY.

SERVICES

We are advised by the client that all mains services are connected. Verification should be obtained from your surveyor.

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor. Vacant possession will be given upon completion.

COUNCIL TAX

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

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

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£415,000

EPC: C

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.

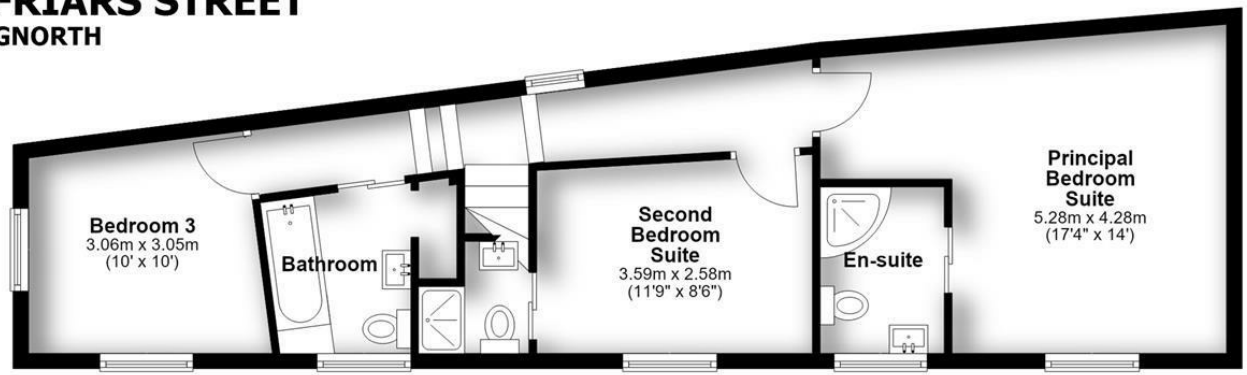




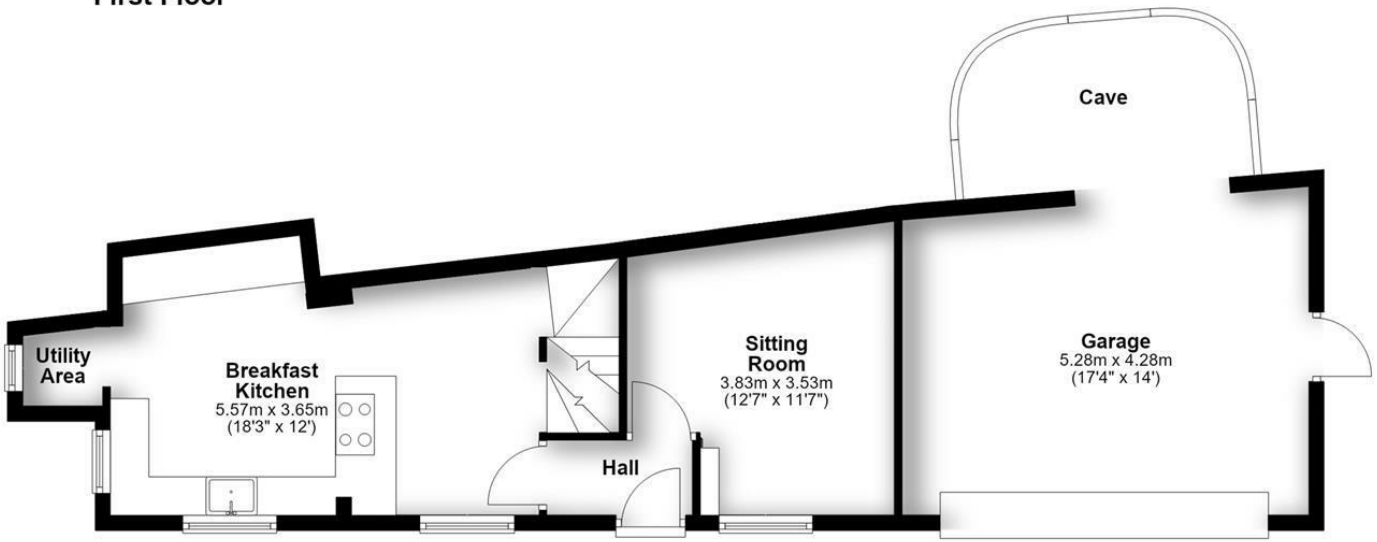

54 FRIARS STREET
BRIDGNORTH

HOUSE:	109.4sq.m.	1177sq.ft.
GARAGE:	21.4sq.m.	231sq.ft.
TOTAL:	**130.8sq.m.**	**1408sq.ft.**

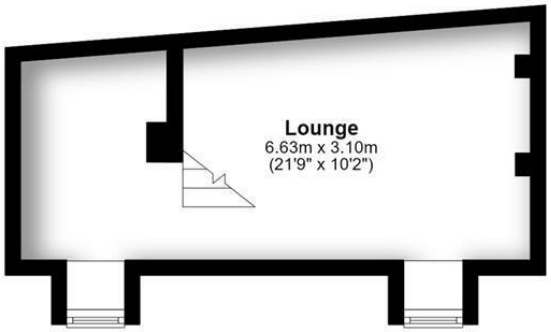
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



First Floor



Ground Floor



Lower Ground Floor







