25 St. Leonards Close, Bridgnorth, Shropshire, WV16 4EJ

BERRIMAN
EATON

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A modern three storey townhouse positioned within the Conservation Area of the High Town overlooking St Leonards Church offering three double bedrooms and an enclosed courtyard garden to the rear. The High Street is close at hand. Permit parking available.
Much Wenlock - 8 miles, Ironbridge - 8 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

St Leonards Close is a sought after High Town location in the centre of this historic market town with views of St Leonard's Church. Tucked away, just off the High Street, this very unique location provides the freedom to participate on foot the towns excellent range of facilities that include a large selection of independent shops, pubs/bars, cafés and restaurants. Along with a selection of primary and secondary schooling, healthcare services, hospital and an array of sports facilities and golf clubs. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks and cycle routes.

ACCOMMODATION

On entering the property, there is an entrance hallway with stairs leading to the first floor. A door leads into the front-facing lounge, which features a sash window overlooking St Leonards Close and a coal-effect gas fireplace. To the rear, the modern breakfast kitchen benefits from French doors opening into the courtyard. It is well-equipped with matching base and wall units, worktops with a breakfast bar, and integrated appliances including an oven/grill, hob with extractor, wine fridge, dishwasher, and fridge/freezer.

From the hallway, stairs lead to the first floor which offers two generously sized double bedrooms and a contemporary shower room featuring a white suite comprising a WC, pedestal wash hand basin, walk-in shower, and a heated towel rail. A further staircase rises to the second floor, where a useful storage cupboard is located on the landing. A door opens into the principal suite, enjoying direct views of St Leonards Church. The suite is complemented by a stylish en-suite bathroom fitted with a free-standing bath, WC, hand basin, and a corner shower.

OUTSIDE

French doors from the kitchen open into the rear courtyard, which is paved and enclosed by a walled boundary, offering a pleasant and private outdoor space—ideal for al fresco dining or relaxing.

SERVICES

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

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: E.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our 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

Asking Price
£375,000

EPC: D

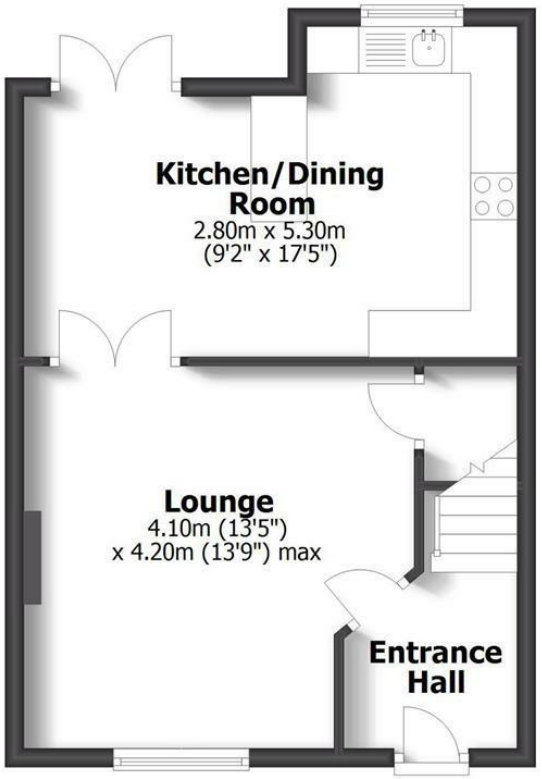
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

25 ST LEONARDS CLOSE
BRIDGNORTH

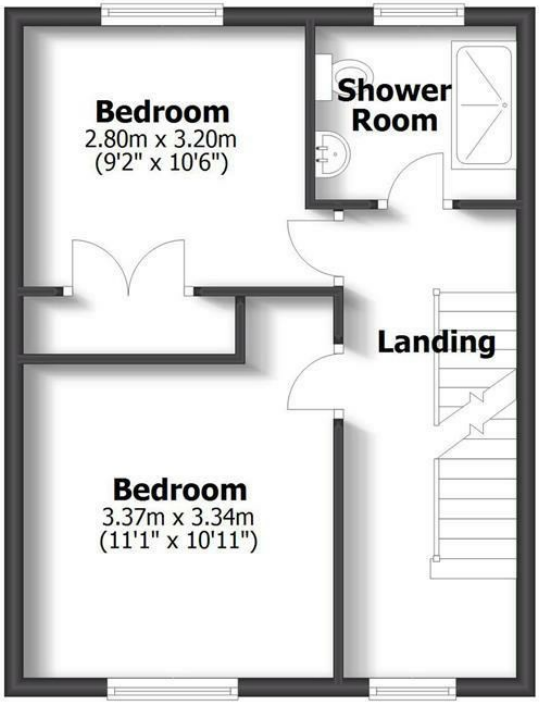
TOTAL: 103.7sq.m. 1,115.7sq.ft.

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

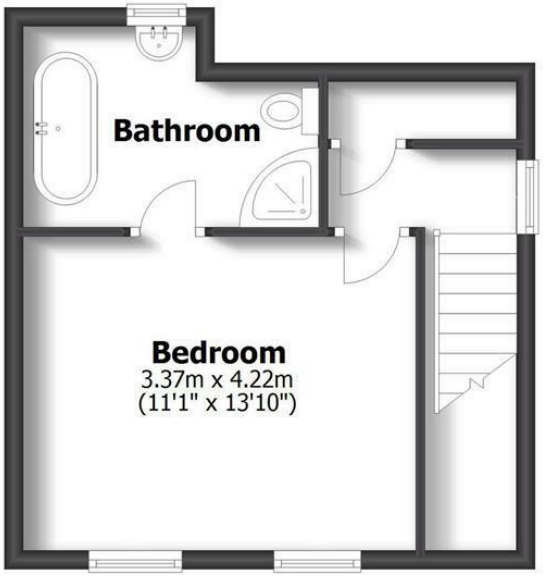
Ground Floor



First Floor



Second Floor



you are my
SUNSHINE
my only sunshine
you make me
HAPPY
when skies
are grey
you'll never
know
dear