



22 Southwell, Southwell Riverside, Bridgnorth, Shropshire, WV16 4AS

BERRIMAN  
EATON









## 22 Southwell, Southwell Riverside, Bridgnorth, Shropshire, WV16 4AS

A beautifully positioned riverfront townhouse boasting wonderful views and within walking distance to the town's bustling High Street and amenities. Having been extended, the accommodation is arranged over four floors offering a bright living area with balcony, five bedrooms, and four bath/shower rooms. Outside, the property benefits from a private driveway, garage, and an enclosed garden to the rear.

Telford - 13 miles, Shrewsbury - 21 miles, Wolverhampton - 15 miles, Stourbridge - 17 miles. Kidderminster - 14 miles, Birmingham - 31 miles.

(All distances are approximate).

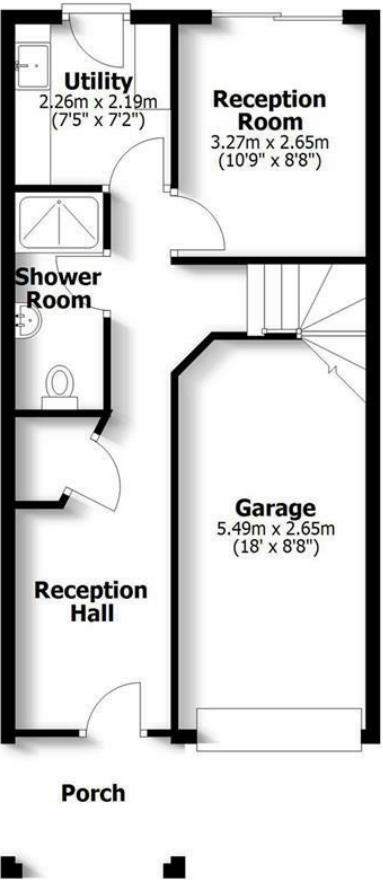


**22 SOUTHWELL**  
**RIVERSIDE, BRIDGNORTH**

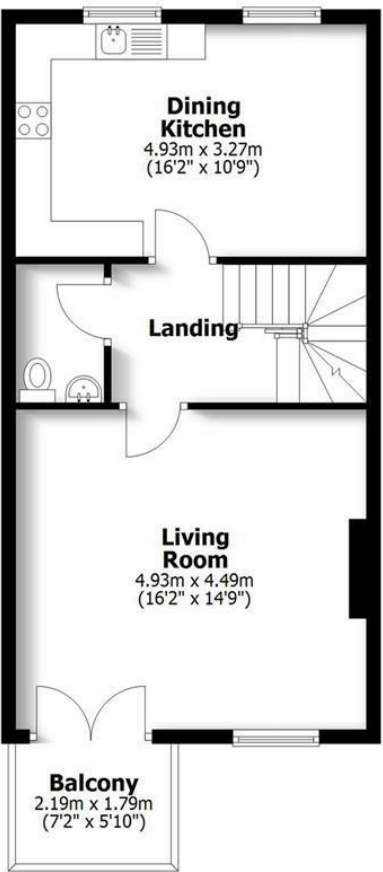
HOUSE: 166.7sq.m. 1,794.2sq.ft.  
GARAGE: 14.4sq.m. 154.9sq.ft.  
**TOTAL: 181.1sq.m.1,949.1sq.ft.**

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

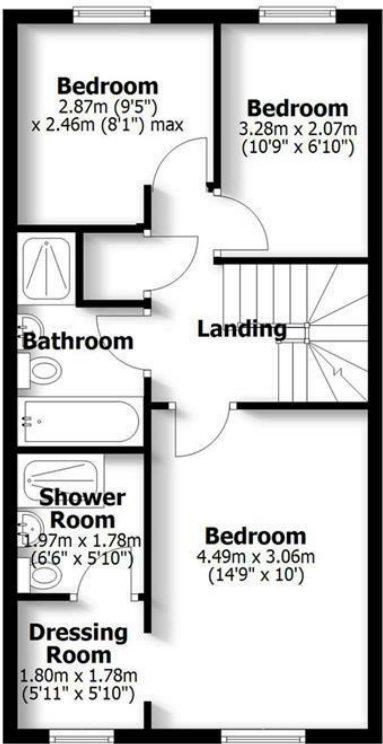
**Ground Floor**



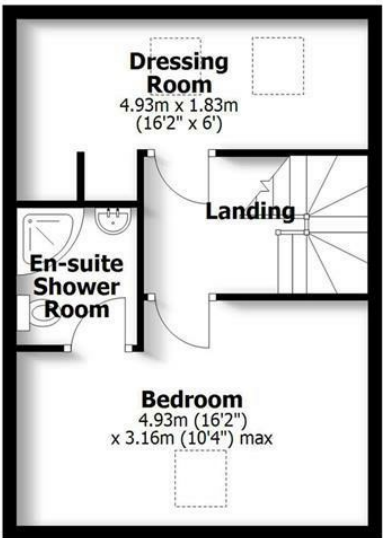
**First Floor**



**Second Floor**



**Third Floor**





## LOCATION

Situated within a modern riverside development, this uniquely positioned home enjoys a setting that allows residents to easily access the town's excellent range of facilities on foot, as well as an abundance of scenic riverside walks, with the park and golf course close by. The historic market town offers a wide selection of amenities including shops, pubs, and restaurants, together with primary and secondary schooling, healthcare services, a hospital, and various sports and leisure facilities. The area also provides numerous attractions for visitors, such as the Severn Valley Railway, Northgate Museum, and the iconic funicular cliff railway.

## ACCOMMODATION

This extended accommodation has undergone many upgrades to provide a versatile home for family life, or indeed those looking for a quiet and private internal home office space. Steps from the driveway lead to a covered porch, with the front door opening into a spacious hallway. On this level is a versatile double bedroom/reception room with double doors opening onto the rear patio terrace, a shower room, and a utility room fitted with matching base and wall units, plumbing for a washing machine, and a rear door providing access to the garden.

Stairs rise to the first floor, where the main living accommodation is arranged. A guest cloakroom/WC is located off the landing, along with access to the generous living room, which features double doors opening onto a balcony with elevated river views. The open plan dining kitchen is fitted with matching base and wall cabinets, wood block worktops, a sink unit, and a range of integrated appliances including a ceramic hob with extractor hood, double oven/grill, microwave, dishwasher, separate freezer and fridge.

From the first floor landing, stairs lead to the second floor, which houses the principal bedroom suite complete with a walk through dressing room and en-suite shower room. There are two further bedrooms on this level, along with a family bathroom fitted with a WC, wash hand basin, bath, and separate shower.

Ascending to the third floor, you will find a newly created double bedroom complete with its own en-suite shower room, complemented by an adjacent dressing room that is presently arranged as a home office.

An integrated fire protection "mist system" is installed throughout the property.

## OUTSIDE

The property is set back behind a neatly laid block-paved driveway, providing ample off-road parking, electric car charging point and access to the adjoining single garage with mezzanine storage area. From here, steps rise to the covered front entrance.

To the rear, the beautifully landscaped garden has been designed for ease of maintenance, featuring an attractive patio terrace with pergola, leading to an area of artificial lawn bordered by raised beds. The space is fully enclosed by fencing and benefits from hot and cold external taps, power sockets, and a rear gate, offering private pedestrian access for bins and general use.

## SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

## FIXTURES AND FITTINGS

By separate negotiation.

## TENURE

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

## COUNCIL TAX

Council Tax Band: F.  
Shropshire Council.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## POSSESSION

Vacant possession will be given on completion.

## DIRECTIONS

From High Town, proceed towards Low Town via Underhill Street. Just before crossing over the bridge turn left onto the Riverside. Continue along where number 26 can be found along on the left hand side.

Asking Price £525,000

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.













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