



4 Listley Court, Listley Street, Bridgnorth, Shropshire, WV16 4LY

BERRIMAN
EATON

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A part of the Towns history, this former school conversion has stunning original features and has been converted with a recent refurbishment scheme that includes a new kitchen and two shower rooms. Conveniently located just a stroll from the High Street, offering two bedroom accommodation and adjoining garden area.
Telford - 13 miles, Kidderminster - 14 miles, Shrewsbury - 21 miles, Much Wenlock - 8.3 miles, Wolverhampton - 15 miles, Birmingham - 28 miles.
(All distances are approximate)

LOCATION

The historic market town of Bridgnorth offers a great selection of amenities including shops, first and secondary schooling, health services, post offices and numerous pubs, eateries and local entertainment. There is also a Hospital, sports clubs, weekend markets and local attractions such as the Severn Valley Railway and park, River Severn and the Cliff Railway. Listley Court is conveniently located being within easy walking distance to the towns High Street and all its local amenities.

ACCOMMODATION

Part of an old converted school, 4 Listley Court offers surprisingly spacious living accommodation with high ceilings.

From the courtyard double doors open into the entrance hall with tiled flooring and a large staircase rising to the first floor. There is a re-fitted ground floor shower room and a door opening into an open plan living/dining area and kitchen. From the living area there is a large feature window to the front elevation and double doors opening out to the front terrace with access onto Listley Street. The kitchen has been fitted with modern base and wall cabinets, sink unit, worktops and breakfast bar along with integrated appliances to include and oven with gas hob and extractor hood above. The kitchen area extends around to the understairs area with a wall mounted central heating boiler.

A spacious stairwell rises to the first floor where there is a master double bedroom enjoying elevated views to the front and steps up to an en-suite shower room. There is a further bedroom which overlooks the rear courtyard.

OUTSIDE

Externally Listley Court enjoys a small patio terrace with iron railings and gated access directly onto Listley Street. A further gravel garden area sits to front located within the communal courtyard.

SERVICES

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

TENURE

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

COUNCIL TAX

Shropshire Council.
Tax Band C.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From our office in Whitburn Street, proceed onto Pound Street and at the island bear left up into Listley Street where the entrance into Listley Court will be seen a short distance along on the left hand side. Permit parking available.

Tettenhall Office

01902 747744

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Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

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Lettings Office

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Worcestershire Office

01562 546969

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Offers Around
£240,000

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.



4 LISTLEY COURT BRIDGNORTH

TOTAL: 79.5sq.m. 856.0sq.ft.

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



