



45b Listley Street, Bridgnorth, Shropshire, WV16 4AW

BERRIMAN
EATON

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A High Town modern two double bedroom semi detached home, centrally located benefitting from adjoining private double parking and a garden to the rear with far reaching elevated views.

Much Wenlock - 8 miles, Ludlow - 21 miles, Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 27 miles, (All distances are approximate).

LOCATION

This is an enviable and rare to find location in the High Town with parking, just off the High Street. The historic market town of Bridgnorth on the River Severn is divided between High Town and Low Town. The two are connected by the funicular railway and two bridges. There are many interesting historic buildings and pleasant walkways including the Castle Walk and Gardens. Another notable attraction is the Severn Valley Railway with its historic steam trains. Within the town there are a range of facilities including a diverse selection of shops including antique, gift, grocery, butchers and bakers shops. There are larger supermarkets also on the edge of town. A selection of schools catering for all age groups together with a host of sports facilities and clubs are also within walking distance.

ACCOMMODATION

This modern home designed to a cottage style blends in with the Street scene in this Conservation Area, yet has quality modern appointments with large room sizes. (Completed in 2019 by a reputable local builder).

A front door opens into the entrance hall, having a guest WC, cloakroom and stairs off to the first floor that include a large window to take in the far reaching views. A modern breakfast kitchen comprises matching base cupboards and drawers with work surfaces over, sink unit, wall cabinets and built in appliances to include an oven, ceramic hob, fridge, freezer and dishwasher along with the provision for a washing machine. A window looks out to the front elevation. The open plan lounge/dining area features full width bi-folding doors opening to the southerly facing elevated rear garden with terrace that takes in the views.

The stairs from the hall ascend to the first-floor landing, which is lit with natural light from the feature full-height window. This space provides access to a loft with a retractable ladder, and doors leading off to: The principle double bedroom, featuring sliding doors that open to a Juliet balcony, offering elevated views. A further double bedroom which overlooks the front aspect, includes a built-in airing cupboard with ample storage. The main shower room is fitted with a WC, hand basin and a walk-in shower.

OUTSIDE

Accessed off Listley Street, the property benefits from private parking located directly to the side, with space for two cars. This leads to an additional gravelled area. Gated access then takes you around to the rear garden, which has been thoughtfully landscaped for low-maintenance. The garden features a paved patio terrace and a decked seating area beyond, both of which enjoy an open, sunny aspect and create a wonderful entertaining area.

TENURE

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

LOCAL AUTHORITY

Shropshire Council
Tax Band: C.

SERVICES

We are advised by our client that mains water, drainage and electricity is connected to the property. Central heating via an air source heat pump. Verification should be obtained by your Surveyor.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our office BRIDGNORTH OFFICE.

FIXTURES AND FITTINGS

By separate negotiation.

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

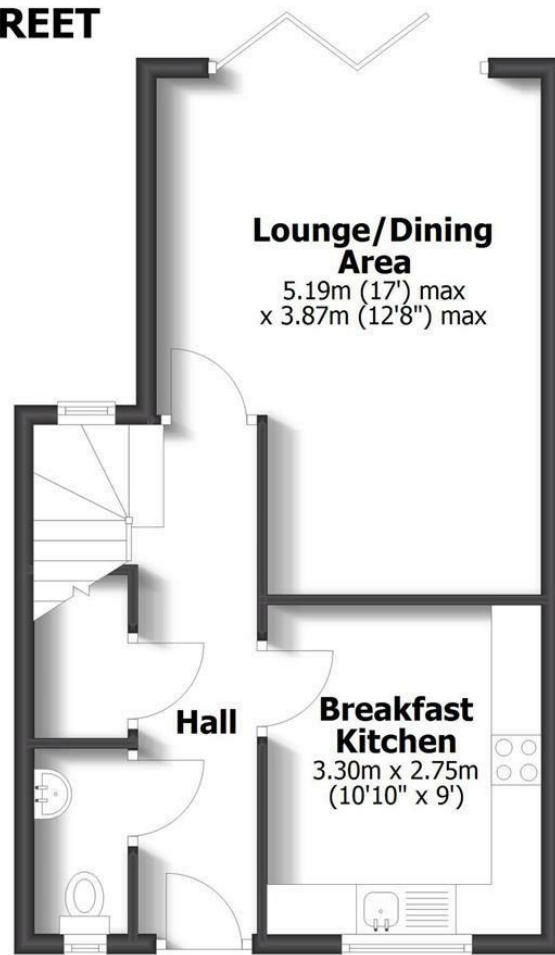
Offers Around
£360,000

EPC: B

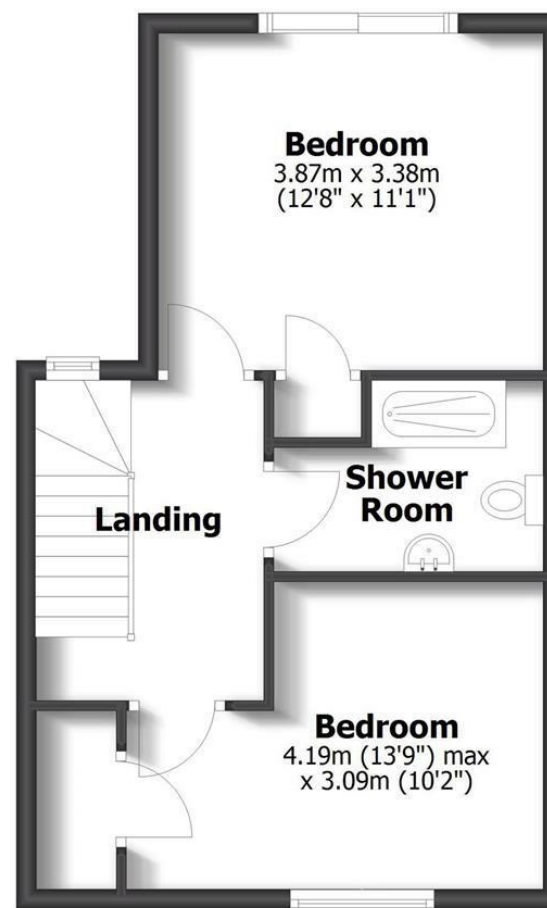
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**45b LISTLEY STREET
BRIDGNORTH**



Ground Floor



First Floor

TOTAL: 78.9sq.m. 849.2sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

