



26 Southwell Riverside, Bridgnorth, Shropshire, WV16 4AS

BERRIMAN  
EATON



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

A superb river-fronted townhouse with balcony, arranged over three floors and offering three-bedroom accommodation. Ideally located within walking distance of the High Street and nearby parks, the property also benefits from a private garden, driveway, and garaging.

Telford - 13 miles, Shrewsbury - 21 miles, Wolverhampton - 15 miles, Stourbridge - 17 miles. Kidderminster - 14 miles, Birmingham - 31 miles.  
(All distances are approximate).

### LOCATION

Situated on this modern riverside development, this very unique location provides the freedom to participate on foot the towns excellent range of facilities and an abundance of riverside walks being close to the park and golf course. The historic market town itself offers a good range of amenities to include shops, pubs and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum and the iconic funicular cliff railway.

### ACCOMMODATION

Steps from the driveway lead to a covered porch, where the front door opens into a spacious hallway. This level offers a versatile double bedroom, a shower room, and a utility room fitted with matching base and wall units, a wall-mounted central heating boiler, plumbing for a washing machine, and a rear door providing access to the garden.

Stairs rise to a bright first-floor landing, which includes a guest cloakroom/WC along with a large built storage cupboard. The dining kitchen features a range of matching base and wall cabinets, an inset sink unit, and integrated appliances including a fridge/freezer, oven, and gas hob. Windows to the rear elevation provide a pleasant outlook. To the front, the spacious living room enjoys views over the front elevation and features double doors opening onto a private balcony with a sunny aspect, offering elevated views of the river and beyond.

A further staircase leads to the second-floor landing, where two generously sized double bedrooms are found, along with a bathroom fitted with a suite including a WC, wash hand basin and a bath with shower over.

### OUTSIDE

A blocked paved drive provides off road parking and access to the single garage having an up/over door to the front lights, power points and water taps connected. The rear garden is paved and enclosed by a part fence and part walled boundary, enjoying a peaceful and private aspect planted with a range of ornamental shrubs and trees. There is gated access to the side along with a further planted border.

### 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.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

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#### Lettings Office

01902 749974

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#### Worcestershire Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

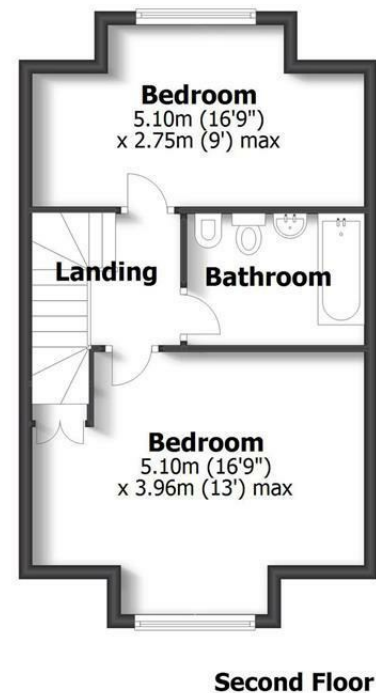
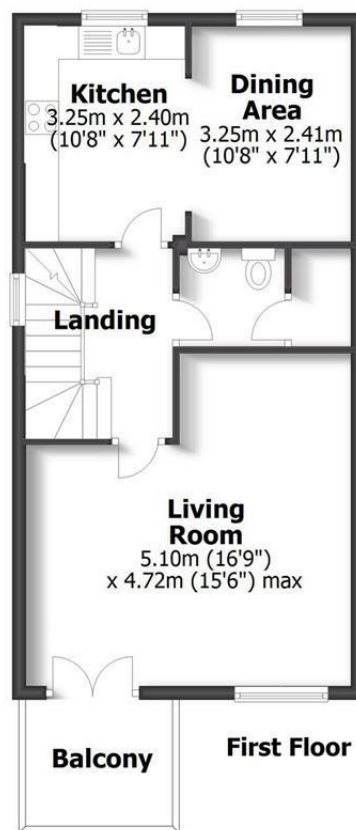
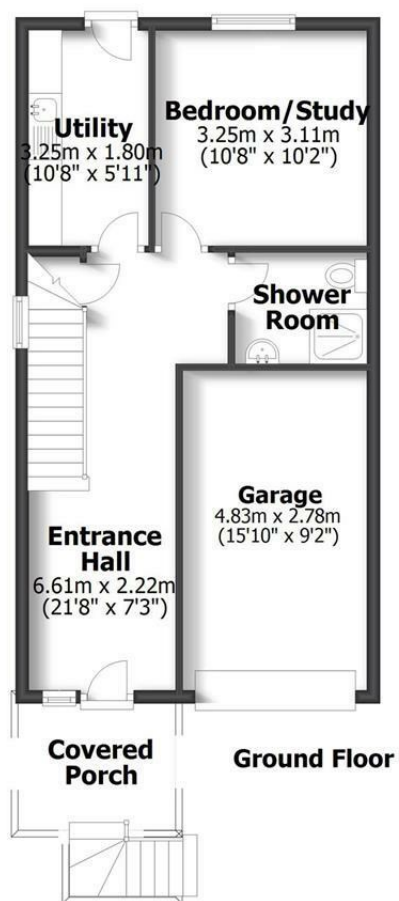
Offers Around  
£450,000

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.



## 26 SOUTHWELL RIVERSIDE, BRIDGNORTH



HOUSE: 126.8sq.m. 1,364.8sq.ft.  
GARAGE: 13.4sq.m. 144.6sq.ft.  
**TOTAL: 140.2sq.m. 1,509.4sq.ft.**

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



