



Squirrel Cottage, 1 Rose Lane, Bridgnorth, WV16 5JF

BERRIMAN
EATON

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RENOVATION; DETACHED COTTAGE WITH EXCEPTIONAL POTENTIAL. Situated just a short stroll from the High Street, Squirrel Cottage presents an exciting opportunity for renovation and refurbishment in a large garden with far reaching 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

Rose Lane enjoys a central location, just a short stroll from the bustling High Street within the conservation area. The historic Market Town of Bridgnorth is home to many historical places of interest and beautiful architecture to include churches and many listed buildings. Another notable attraction is the Severn Valley Railway with its vintage steam trains and stations running to Kidderminster. Within the town there are a wide range of facilities including a diverse selection of shops, cafes, pubs and restaurants, along with weekend farmers markets and many themed events held throughout the year. There are healthcare services, hospital, supermarkets, primary and secondary schooling and an excellent array of sports clubs and a leisure centre. For entertainment the town has its own art deco cinema along with the 'Theatre on the Steps' showing a wide variety of performances to include drama, music and dance. As well as meandering through the towns historical walkways and steps there are good cycle routes and many countryside walks along the banks of the River Severn and beyond.

ACCOMMODATION

Requiring comprehensive modernisation, this pretty cottage offers excellent potential to enhance, subject to any necessary consents, making it a rare opportunity in a highly convenient and sought after location.

Accessed on foot off Rose Lane, a gate opens into the gardens where a path leads to the front entrance. The existing accommodation comprises a kitchen, two reception rooms and access to a cellar. Stairs rise to the first floor where there are two bedrooms, both of which have sash windows overlooking the front elevation complete with a spacious bathroom.

OUTSIDE

Outside, the property enjoys a generous corner plot and a detached brick outhouse, with pedestrian gated access onto Rose Lane and Squirrel Bank. Permit parking available.

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: D.

SERVICES

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

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
£250,000

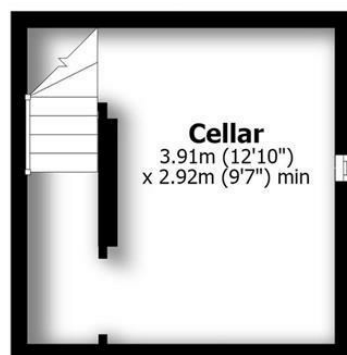
EPC:

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.



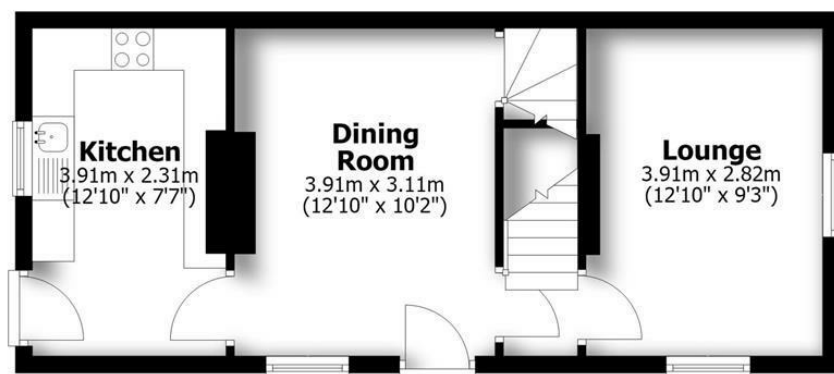
SQUIRREL COTTAGE

1 ROSE LANE, BRIDNGORTH

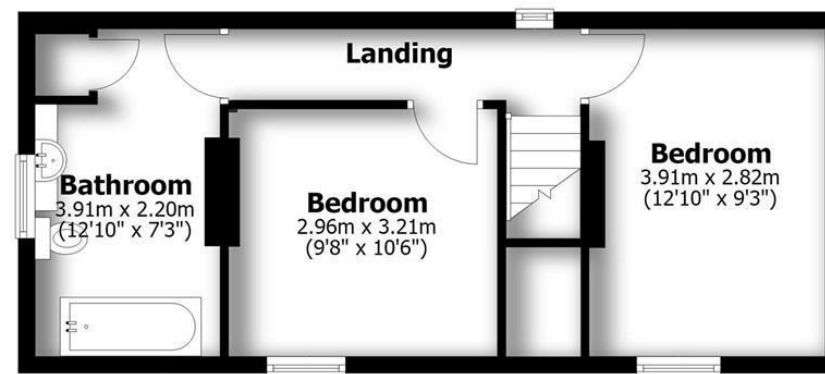


HOUSE: 73.7sq.m. 793.3sq.ft.
CELLAR: 14.9sq.m. 160.2sq.ft.
TOTAL: 88.6sq.m. 953.5sq.ft.

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

