



36 Southwell Riverside, Bridgnorth, Shropshire, WV16 4AS

BERRIMAN
EATON

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A town house in a most enviable elevated riverside location offering three double bedrooms and a balcony overlooking the River Severn and far reaching views beyond. Having a garage and enclosed level garden to the rear within walking distance to the High Street and the amenities, yet a quiet location near the park. 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

Purchased from new, this much loved home enjoys a high degree of privacy with views and a lovely rear garden. The accommodation includes a ground floor bedroom with shower room for flexible family space. With steps from the driveway leading to a covered porch, a front doors opens into the large hallway. To the ground floor, there is a double bedroom, shower room and a utility fitted with base and wall cabinets, wall mounted central heating boiler, plumbing for a washing machine and a back door opening out to the rear garden. Stairs from the hall rise to the first floor landing with a guest cloakroom/WC. The dining kitchen is fitted with a range of matching base and wall cabinets, inset sink unit and built in appliances to include an oven, warming drawer, combi microwave, five ring gas hob, dishwasher, fridge and freezer. An archway leads through into the adjoining dining area. The living room overlooks the front elevation with double doors opening out onto the private balcony enjoying elevated views of the river and beyond with a sunny aspect. From the landing a further staircase rises to the second floor landing with two generously sized double bedrooms and a shower room.

OUTSIDE

A blocked paved drive provides off road parking and access to the single garage having a boarded loft space accessed via a pull down ladder. Lights, power points and water taps connected. The attractive rear garden has a patio terrace, lawn and planted mature borders with gated access. To the front is a small lawned fore garden which extends down to the side of the property.

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

Strictly by appointment. 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 36 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

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Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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Offers Around
£475,000

EPC: C

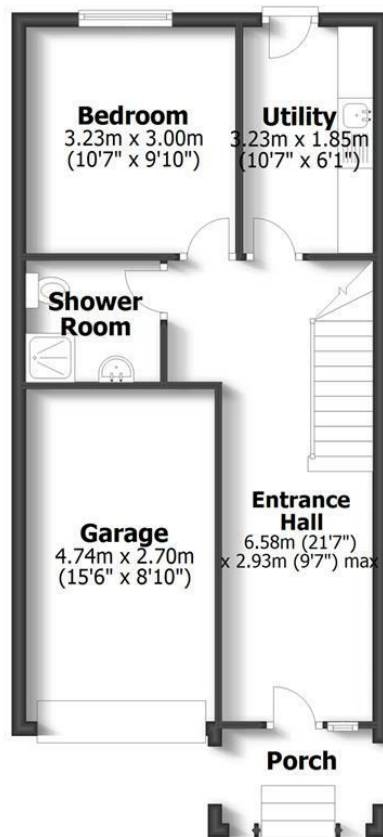
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



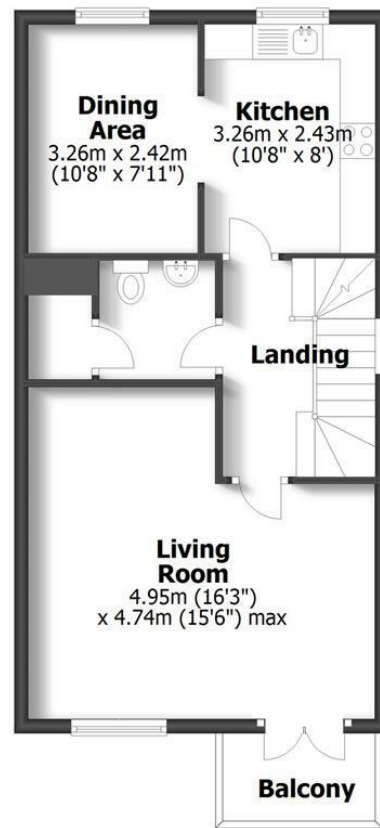
36 SOUTHWELL RIVERSIDE BRIDGNORTH

HOUSE: 131.5sq.m. 1,415.6sq.ft.
GARAGE: 12.8sq.m. 137.7sq.ft.
TOTAL: 144.3sq.m. 1,553.3sq.ft.

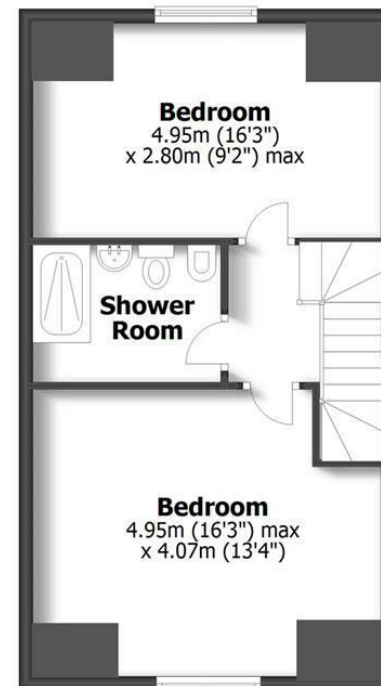
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

