



23 Severn Street, Bridgnorth, Shropshire, WV15 6BB

BERRIMAN
EATON

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A well presented three bedroom terraced home, ideally located close to local amenities together with excellent public transport links. The property offers a particularly good sized dining kitchen, with two bedrooms and bathroom on the first floor and a third bedroom located in the loft. A conveniently situated home, ideal for those looking to be close to the Town's amenities and scenic River walks. Much Wenlock - 9 miles, Ironbridge - 10 miles, Kidderminster - 13, Telford - 12 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Birmingham - 36 miles. (All distances are approximate).

LOCATION

Severn Street is conveniently located on the eastern side of the River Severn providing access to beautiful Riverside walks and the countryside footpaths beyond. Local convenience shops include an M&S Foodhall, Co-Op and a Tesco Express, in addition to a broad selection of eateries only a short walk away. It's an easy and scenic stroll over the old town bridge to the historic Conservation Area including links to the bustling High Street and markets with year round events via the Listed Funicular Cliff Railway. Here there are more local attractions and places of interest including a local cinema and theatre along with a good selection of shops, hospital and healthcare services, schooling, sports facilities, restaurants, pubs and cafés. The Severn Valley Steam Railway can be reached on foot through the Castle Gardens.

ACCOMMODATION

Upon entering the property, the lounge enjoys an outlook over the front elevation and features a central fireplace housing a feature gas fire. Stairs rise to the first floor, while a door opens through to the open plan dining kitchen, which benefits from a tiled floor extending throughout. The kitchen is fitted with a range of base and wall mounted cabinets with work surfaces over, incorporating a sink unit and built in appliances including an oven and grill with extractor hood above. There is also space for additional appliances. Windows and a door provide views and access to the rear garden, allowing plenty of natural light into the space.

To the first floor, there are two bedrooms, one of which is a double bedroom with a useful built-in cupboard. Both bedrooms enjoy an outlook over the front elevation. The main bathroom completes this floor and is fitted with a WC, wash basin, bath and separate shower, together with a heated towel rail. From the first floor landing, a further staircase rises to the second floor bedroom. This versatile room benefits from a skylight providing attractive views towards High Town, together with built in cupboards and excellent eaves storage, providing useful additional storage space.

OUTSIDE

The property enjoys a low maintenance paved courtyard garden to the rear which has pedestrian gated access to Severn Street Carpark where parking permits are available to the residents.

TENURE

We are advised that the property is FREEHOLD. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

SERVICES

We are informed by our clients that main services are connected. Verification should be obtained from your surveyor.

COUNCIL TAX

Shropshire Council.
Tax Band: B.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Leaving Bridgnorth High Town proceeding through Low Town crossing over the River Severn into Mill Street, at the island take the third exit passing the petrol station on your left continuing onto Hospital Street. Take the next right into Severn Street and continue down where number 23 can be found towards the end on the right-hand side.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£239,950

EPC: D

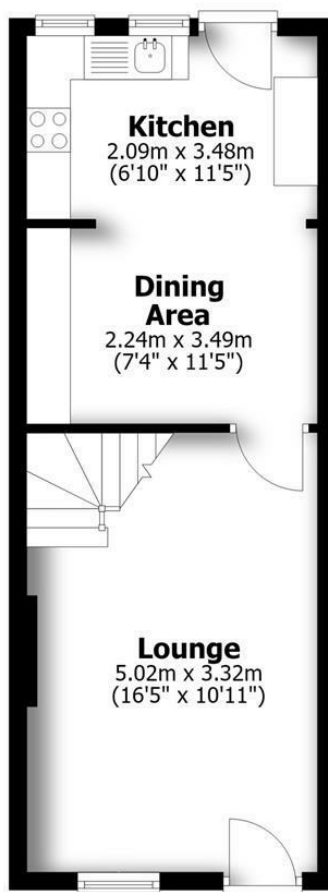
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



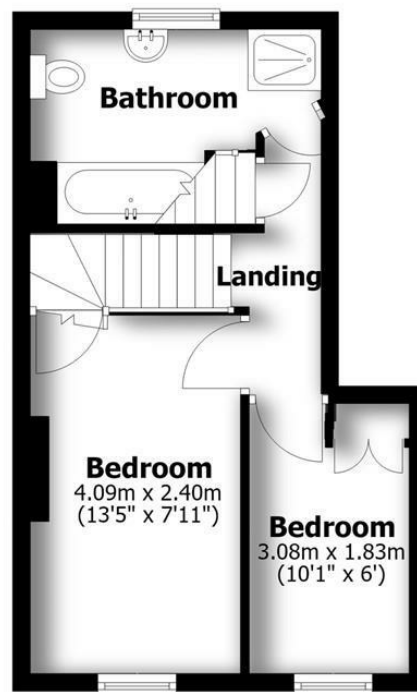
23 SEVERN STREET BRIDGNORTH

TOTAL: 81.4sq.m.876.1sq.ft.

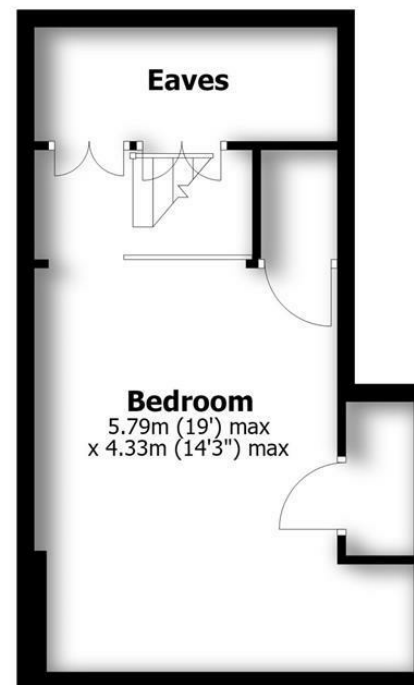
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

