



1 South Side, Neenton, Bridgnorth, Shropshire, WV16 6RL

BERRIMAN
EATON

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A beautiful semi detached cottage with a large garden and off road parking, opposite the well known pub and eatery, The Pheasant at Neenton. Having two double bedrooms, with stylish bathroom and breakfast kitchen, this is a delightful Shropshire village between Bridgnorth and Ludlow.

Bridgnorth - 6 miles, Much Wenlock - 12 miles, Church Stretton - 16 miles, Ludlow - 13 miles, Kidderminster - 20 miles, Shrewsbury - 25 miles.
(All distances are approximate).

LOCATION

Neenton is a small village in south east Shropshire, located just under 7 miles from the market town of Bridgnorth. The village is home to All Saints Church and an excellent 18th century community owned pub and restaurant. There are also an abundance of countryside walks right from your door step including the Brown Clec.

ACCOMMODATION

1 South Side has undergone a comprehensive scheme of refurbishment in recent years to include re-wiring, stylish kitchen with Rangemaster cooker, two refitted bath/shower rooms and a private bio mass septic tank. Internally the property is well presented including oak flooring to the hall and kitchen, carpets and surround sound fitted throughout. The living room features a log burner set upon a stone hearth.

Upon entering the property, an entrance hall with oak floor provides cloak storage. The oak floor continues through into a traditional style fitted 'Dayrooms' breakfast kitchen comprising a range of painted base and wall cabinets, granite work tops, inset ceramic sink with rose gold mixer tap and a centre island incorporating a breakfast bar with a solid wooden work top. There is a provision for a fridge/freezer and a fitted Rangemaster electric cooker, with double oven, grill and warming drawer. A separate utility room provides the provision for further appliances to include a washing machine and tumble dryer, with wooden work top space and a sink unit. A door and window open out to the rear gardens with a guest cloakroom/WC also housing the Worcester central heating boiler. The living/dining room enjoys a dual aspect with a fully glazed door looking out across the rear gardens and a Firewire wood burning stove set upon a stone hearth with brick surround.

A staircase from the living room rises to the first floor landing with two generous double bedrooms and a further landing area that could be utilised into a walk through dressing area. The principal double bedroom overlooks the front elevation with built in storage and an en-suite shower room fitted with a white suite to include a WC, wash hand basin and shower. The second double bedroom features a cast iron fire surround with windows looking out to the front elevation and views across to the church. The house bathroom has a tiled walk in shower, free standing oval bath with hand held shower attachment, WC and wash hand basin with fitted vanity cupboard below.

OUTSIDE

To the front of the cottage there is off road parking for two cars with gated side access to the rear. The rear garden has been attractively landscaped with a natural stone patio terrace enclosed with raised planters and steps leading up to an extensive lawned garden enjoying a most pleasant and private aspect hosting a variety of mature trees backing onto neighbouring farmland with far reaching views, along with a brick store.

SERVICES:

We are advised by our client that mains water and electricity are connected. Oil central heating and drainage to a bio mass septic tank. Verification should be obtained from your surveyor.

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX:

Shropshire Council.
Tax Band: C.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

What3words ///chills.saturnate.opened
From Bridgnorth proceed out towards Ludlow on the B4364 passing The Punch Bowl and The Down. Continue on the B4364 and upon entering Neenton continue through into the 30mph zone and over the bridge where 1 South Side can be on the right hand side identified by our for sale board.

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Offers Around
£325,000

EPC: F

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.



1 SOUTH SIDE NEENTON, SHROPSHIRE

HOUSE: 95.9sq.m. 1032.2sq.ft.
TOTAL: 95.9sq.m. 1032.2sq.ft.

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



