



The Coach House Cliff Road and Love Lane, Bridgnorth, Shropshire, WV16 4EY

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A rare to find detached property close to the High Street with good parking, so close to all the Town's amenities. Having three bedrooms, bathroom, two reception rooms, guest WC, kitchen and surrounding gardens, this is an opportunity not to be missed.

Much Wenlock - 8 miles, Ironbridge - 8 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles.
(All distances are approximate).

LOCATION

Conveniently close for the leisure centre, Town Centre and park walks, Cliff Road and Love Lane remain one of the most sought after High Town locations that provides the freedom to participate on foot to the towns excellent range of facilities that include shops, pubs/bars, cafés and restaurants. Along with a selection of good primary and secondary schooling, healthcare services, hospitals and an array of sports facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks.

ACCOMMODATION

The property is approached either through the front garden with a pathway leading to the entrance or the driveway. The front door opens into an entrance hall with a window to the side elevation and a door opening into the guest cloakroom/WC. A further door opens into the hallway, where the staircase rises to the first floor together with a useful cloaks cupboard providing additional storage. There are two well-proportioned reception rooms, both benefiting from good natural light and featuring high ceilings which continue throughout, reflecting the property's former use as an old Coach House. The sitting room enjoys a dual aspect and features a central fireplace housing a gas fire. The lounge is similarly light and airy, with windows to both the front and rear elevations and a central feature fireplace with a gas fire. The breakfast kitchen is fitted with a range of base and wall units with work surfaces over, incorporating a stainless steel sink unit, built-in double oven, gas hob and extractor hood above. A window and door provide natural light and direct access to the rear courtyard.

The first floor landing benefits from a skylight and provides access to the bedroom accommodation, together with an airing cupboard housing the gas central heating boiler. The principal bedroom enjoys a window to the side elevation and a bank of built-in wardrobes. There are two further double bedrooms, one of which also benefits from built-in wardrobes and a window overlooking the side elevation. The bathroom is designed as a wet room having a shower, WC and hand basin in a vanity unit, with a heated towel rail.

OUTSIDE

Occupying a corner position, the property benefits from a driveway providing off-road parking to the side for two cars, with steps leading up to lawned gardens extending across the front and side of the property. To the rear, an enclosed paved courtyard provides a private outdoor space, complemented by a garden shed and adjoining brick-built stores offering useful additional storage.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

SERVICES

We are advised by our client that all mains services are connected. Verification should be obtained by your surveyor.

COUNCIL TAX

Shropshire Council.
Tax Band: E.
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the 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
£475,000

EPC: E

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.



THE COACH HOUSE

CLIFF ROAD, BRIDGNORTH

HOUSE: 113.2sq.m. 1,218.8sq.ft.
 STORE: 3.9sq.m. 42.3sq.ft.
TOTAL: 117.1sq.m. 1,261.1sq.ft.

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



