

Elizabeth Cottage, 15 St. Johns Street, Bridgnorth, Shropshire, WV15 6AG

BERRIMAN EATON

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A detached Grade II Listed cottage with parking to the rear and southerly facing garden. This is a spacious two double bedroom home, beautifully presented with character and modern day appointments that make this a very attractive home for living in Town. NO ONWARD CHAIN.

Much Wenlock - 9 miles, Telford - 13 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Ludlow - 21 miles, Wolverhampton - 14 miles, Birmingham - 33 miles.
(All distances are approximate)

LOCATION

Situated within Low Town, this highly commutable location enjoys convenient access to both the A442 and A458, making it ideal for commuters and families alike. The historic market town of Bridgnorth offers an exceptional range of amenities and attractions, many of which can be reached on foot. Renowned for its character and charm, Bridgnorth is home to an array of historic architecture, listed buildings and beautiful churches, all set alongside the picturesque banks of the River Severn. Residents can enjoy scenic riverside walks, excellent cycling routes and access to surrounding countryside, providing the perfect balance between town and country living.

A variety of popular local attractions are nearby, including Bridgnorth Golf Club, Severn Park, Cliff Railway and the renowned Severn Valley Railway. The bustling High Street offers a diverse selection of independent shops, cafés, pubs and restaurants, complemented by regular farmers' markets and a variety of themed community events throughout the year. The town also benefits from excellent everyday amenities, including supermarkets, healthcare services, a hospital, leisure facilities and a wide range of sports clubs.

OVERVIEW

One of the towns oldest properties, this quintessential 17th century timber framed cottage has immense character yet spacious living accommodation and a wealth of original features with exposed oak beans and a large inglenook fireplace with a log burner. The three bedroom accommodation has a modern kitchen and bathroom with the great advantage of a secure parking space at the rear of the lovely garden and a detached summer house enjoying this southerly aspect.

ACCOMMODATION

Entering from the pavement, the front door leads into the spacious lounge area having a deep inglenook fireplace with a log burner, side seating and concealed lighting. There are three secondary glazed leaded light windows, wall lights and a wealth of exposed beans. A door gives access to the cellar. The rear sitting room could be used as a formal dining room, open plan in style with a turning staircase to the first floor. Beyond is the fitted kitchen and dining area with granite worktops, Belfast sink unit, two glass display cabinets and a range of fitted cupboards with an integrated oven, gas hob and extractor hood over. There is plumbing for a washing machine, double glazed window overlooking the rear garden and from the dining area double patio doors leading to the rear.

On the first floor exposed original floorboards run through with a large amount of exposed beams. The rear bedroom has a double glazed window overlooking the rear garden and the front bedroom overlooks the front. The third bedroom is currently used as a study and the bathroom has been re-fitted with a large shower cubicle, WC and hand basin with a wall mounted heated towel rail, skylight and downlights. Storage cupboards are on landing.

OUTSIDE

At the rear, a pedestrian and vehicle access gate open to a gravel driveway that joins a large southerly facing patio and the spacious detached summer house. Of wooden constructed there are double glazed windows and double doors opening into the interior with a sun canopy across the front.

A paved footpath leads down through the garden with mature hedges and an archway to a private enclosed area with lawn and flower borders. Steps then proceed to a further patio area with a gated secure side access. There is also a wood store.

SERVICES

We are advised by our client that mains gas, electricity and water connected. Please seek confirmation from your legal representative.

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor. Vacant possession will be given upon completion.

COUNCIL TAX

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

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

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

Asking Price
£325,000

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.



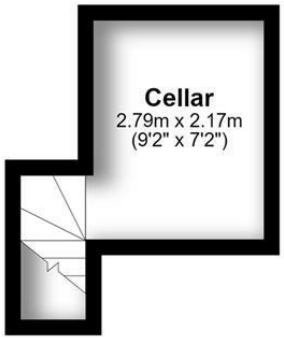




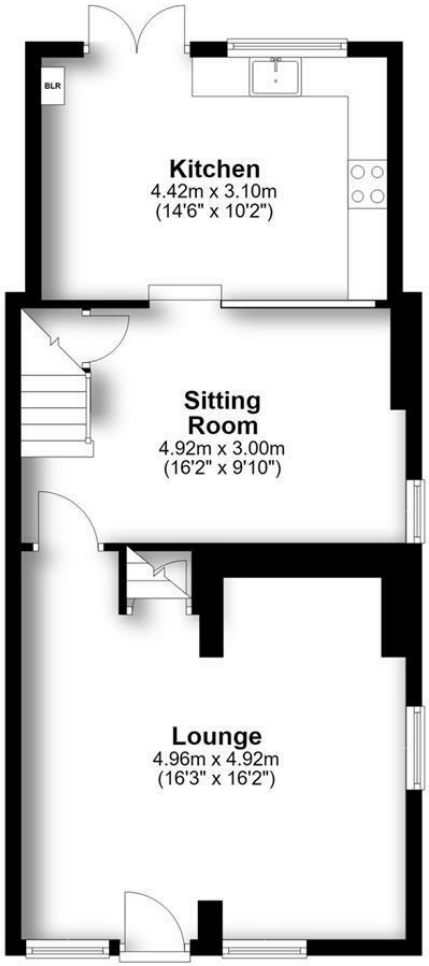


ELIZABETH COTTAGE

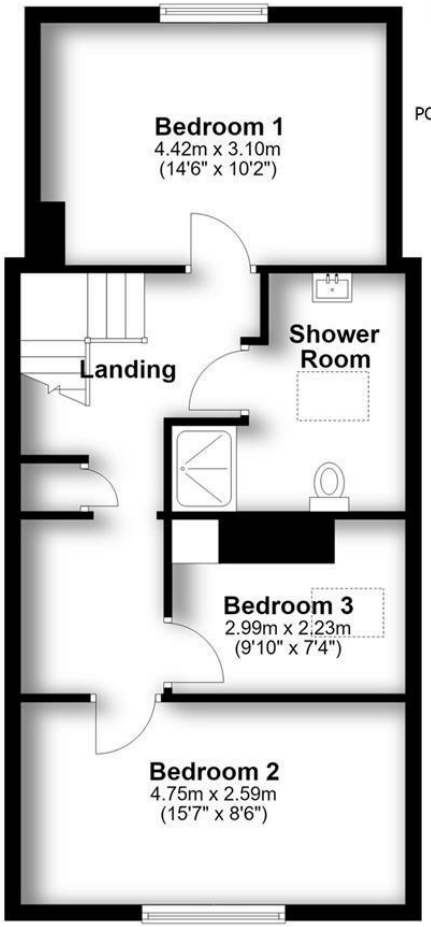
15 ST. JOHNS STREET, BRIDGNORTH



Cellar



Ground Floor



First Floor

HOUSE:	107.2sq.m.	1154sq.ft.
CELLAR:	7.7sq.m.	83sq.ft.
TOTAL:	**114.9sq.m.**	**1237sq.ft.**

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







