



Bylet Cottage, 49 Severn Street, Bridgnorth, Shropshire, WV15 6BB

BERRIMAN  
EATON

# Bylet Cottage, 49 Severn Street, Bridgnorth, Shropshire, WV15 6BB

An outstanding character home, recently completed after two storey extension work to provide excellent accommodation and having permit parking immediately at the rear of the garden with gated access.

Much Wenlock - 9 miles, Ironbridge - 10 miles, Kidderminster - 13, Telford - 12 miles, Wolverhampton - 14 miles, Ludlow - 20 miles, Shrewsbury - 22 miles, Birmingham - 30 miles.  
(All distances are approximate).

## LOCATION

Severn Street is conveniently located on the eastern side of the River Severn providing easy 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

Approached through the rear garden, the extended dining kitchen offers a functional open plan space filled with natural light from the sky lantern and the bi-fold doors opening onto the courtyard. The kitchen is fitted with matching base and wall units, drawers, worktops, and an inset ceramic sink with a Quooker tap. Integrated appliances include a dishwasher, fridge, freezer, washing machine, and microwave, with provision for a range-style cooker.

The lounge is positioned at the front of the property overlooking Severn Street and features an exposed brick fireplace with a cast iron AGA log burner. Stairs rise to the first floor, which accommodates a double bedroom with a fitted wardrobe and a generous house bathroom fitted with a Burlington suite, comprising a high-flush WC, hand basin, freestanding bath, and walk-in shower. A glazed sash window to the rear provides natural light, and fitted storage also houses the central heating boiler.

From the landing, a further staircase leads to a second-floor double bedroom, benefiting from skylights to both the front and rear elevations and offering eaves storage.

## OUTSIDE

One of the unique features about this property are the parking spaces at the rear. The Council owned car park offers 2 parking permits per property on an annual basis. The parking area is signed: RESIDENTS PARKING - PERMIT HOLDERS ONLY.

The rear garden is easily accessed through a gated entrance into a secure, low-maintenance landscaped area featuring a summer house/store with power and lighting. An external tap is also installed.

## TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor.

## 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 where the property can be located along on the right hand side.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

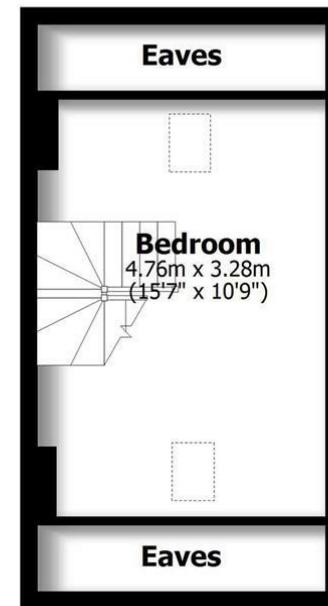
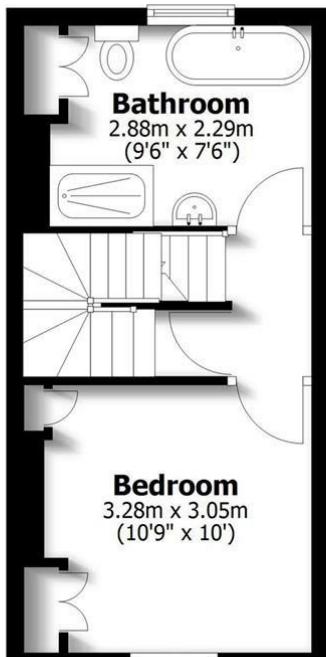
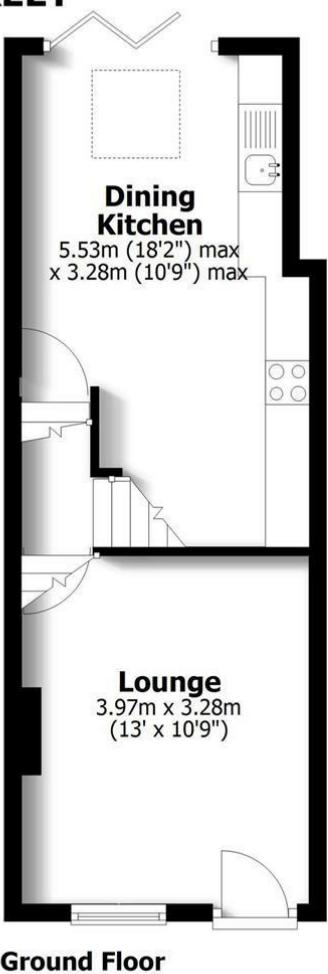
Offers Around  
£295,000

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.



## 49 SEVERN STREET BRIDGNORTH



**HOUSE:** 70.1sq.m. 755.0sq.ft.  
**TOTAL:** **70.1sq.m. 755.0sq.ft.**

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

