



9 Hollybush Road, Bridgnorth, WV16 4AX

BERRIMAN
EATON

9 Hollybush Road, Bridgnorth, WV16 4AX

VIEWING IS ESSENTIAL of this recently renovated home to appreciate the creative craftsmanship and attention to detail of this two bedroom cottage that overlooks the Severn Valley Railway. Within the Conservation Area, there are gardens to the front and rear, whilst the interior is a high specification with many luxury, tasteful touches. Telford - 12 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Wolverhampton - 14 miles, Stourbridge -14 miles, Birmingham - 31 miles. (All distances are approximate).

OVERVIEW

Purchased by local property development firm as a renovation project, the heritage theme has been enhanced by careful attention to detail and sourcing new materials to complete the theme with a luxury vibe and tasteful interior. Bespoke wooden, double glazed windows have been made with carpentry throughout having casement detail, deep skirting boards and raised ceilings on the first floor to expose some original beam work. Certificates are available for the new electrics and central heating. All appliances have manufacturers warranties.

LOCATION

Within the Conservation Area, this cottage is conveniently located within the historic market town of Bridgnorth, walking distance of many local attractions such as the Severn Valley Railway, Castle Gardens and other places of interest. The town offers an excellent range of facilities including a good selection of schooling, healthcare services, hospital, independent shops, restaurants, cafés and pubs. There are local weekend markets, an array of sports facilities and local events throughout the year.

ACCOMMODATION

Entering into the enclosed porch, the original front door and lock lead into the sitting room with a new log burner, Karndean flooring, wall lights and built in cupboard. Beyond, the stylish fitted kitchen in 'Ash Green' with wooden work tops and a sky light, has downlights, Belfast sink, integrated oven, gas hob, extractor, dishwasher and fitted surround for stacking your own washing machine and tumble dryer. In addition there is a breakfast bar, understairs storage cupboard and door to the garden.

On the first floor the new shower room is tastefully completed with brushed gold fittings, having a WC, vanity unit, dual head shower, heated towel rail and window to the rear. There are two good size bedrooms with views to the front and exposed beams, access to the loft and bedroom 1 having decorative panelling with fitted bedside lights and a further window to the rear.

OUTSIDE

Approached from steps off Hospital Street opposite the entrance to the Severn Valley Railway, there is a gravelled front garden with views over the Severn Valley Railway sidings. Side access leads to the private rear garden (the access is shared by the right hand neighbour), meandering steps lead to several levels with outside lighting. From the higher positions there are far reaching views. There is no on street parking nearby - enquiries can be made at the Severn Valley Railway or there is on road parking in Railway Street.

SERVICES

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

COUNCIL TAX

Tax Band: C.
Shropshire Council.

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor. NO UPWARD CHAIN

VIEWING ARRANGEMENTS

Strictly by appointment through the agents BRIDGNORTH OFFICE

FIXTURES AND FITTINGS

Sold as seen.

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

Asking Price
£250,000

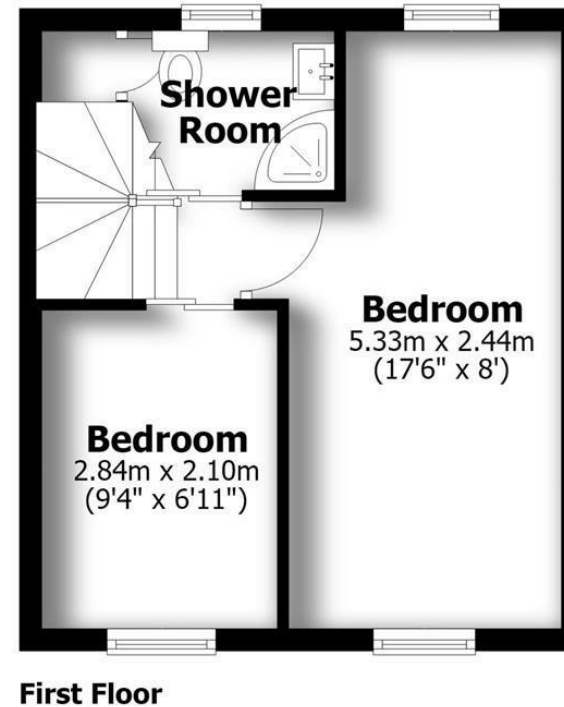
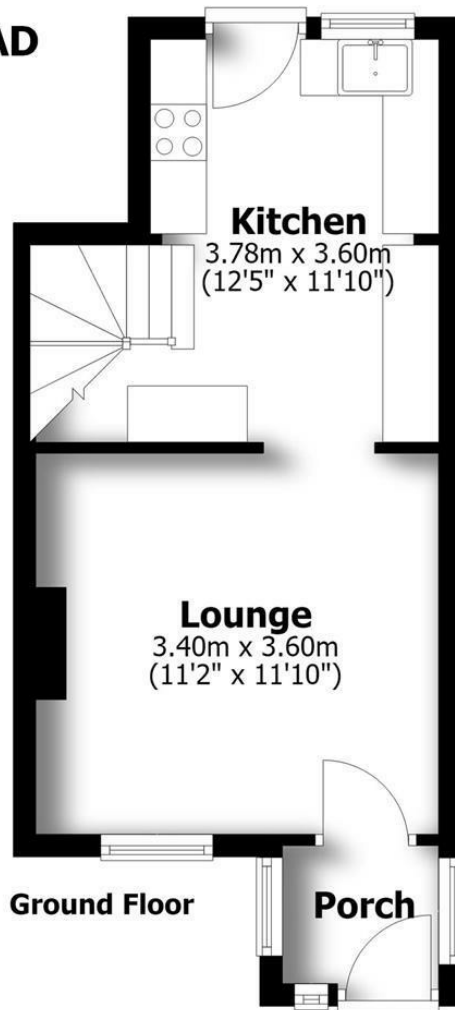
EPC: E

www.berrimaneaton.co.uk

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.



**9 HOLLYBUSH ROAD
BRIDGNORTH**



TOTAL: 50.2sq.m. 539.9sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

