



3 St. Johns Court, Ditton Priors, Bridgnorth, WV16 6TQ

BERRIMAN
EATON

3 St. Johns Court, Ditton Priors, Bridgnorth, WV16 6TQ

A charming two bedroom cottage with character, featuring a conservatory, a delightful enclosed garden, garage, and private parking. Ideally situated in the heart of the village, the property is within easy walking distance of the local amenities.

Bridgnorth - 9 miles, Shrewsbury - 21 miles, Ludlow - 14 miles, Telford - 17 miles, Kidderminster - 22 miles, Worcester - 32 miles, Birmingham - 40 miles.
(All distances are approximate).

LOCATION

St John's Court enjoys a peaceful setting within the village and Conservation Area, directly opposite the historic St John's Church. Ditton Priors is a picturesque rural village situated south-west of the historic market town of Bridgnorth. Nestled amongst rolling hills and unspoilt countryside, the area is a haven for walkers, cyclists, and outdoor enthusiasts, making it a highly desirable location for those seeking a peaceful village lifestyle. Despite its rural setting, the village is well served by a range of everyday amenities, including a primary school, church, post office, medical practice, convenience store, and an excellent local butcher. Additional facilities include a petrol station, public house, and village hall/community centre, all within easy walking distance of the property.

ACCOMMODATION

This delightful period cottage enjoys an attractive position, walking distance to the village amenities with views overlooking the Church.

Stepping through the front door, there is an entrance hall with stairs rising to the first floor, understairs storage and doors leading to the principal ground floor accommodation. The lounge features decorative beams and an exposed brick fireplace incorporating a wood-burning stove. An open archway leads seamlessly into the dining area, which opens into a light-filled conservatory overlooking the beautifully maintained rear garden. The kitchen is fitted with a range of matching wall and base units with work surfaces over and an inset sink. A window and traditional stable door provide direct access to the rear garden. Integrated appliances include a Rangemaster electric cooker, dishwasher and washing machine, together with space for a fridge/freezer.

On the first floor, the principal bedroom enjoys delightful views of the church, while the second double bedroom overlooks the rear garden. The family bathroom is fitted with a bath and shower over, wash hand basin and WC. An airing cupboard houses the hot water cylinder and provides useful linen storage.

A staircase continues to the second floor, where a versatile loft room offers excellent flexibility as a home office, hobby room or occasional third bedroom, if required.

OUTSIDE

Outside, the property is set back behind an attractive front garden with established shrubs and a paved pathway leading to the side gate. The enclosed rear garden is mainly laid to lawn with well-stocked flower borders and mature hedging, creating a private and peaceful outdoor space. A decked terrace, accessed directly from both the kitchen and conservatory, provides the perfect setting for outdoor dining and relaxing.

The property also benefits from a nearby single garage, offering excellent storage, together with private parking in front of the garage.

SERVICES

We are advised by our client that mains water, electricity and drainage are connected. Electric central heating boiler and separate immersion heater for hot water. Verification should be obtained from your surveyor.

TENURE

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

DIRECTIONS

From Bridgnorth, take the A458 towards Shrewsbury. Upon entering the village of Morville, fork left onto the B4368, signposted Craven Arms. Continue along this road for approximately 3 miles, then turn left, signposted Ditton Priors. As you enter Ditton Priors, proceed past the petrol station, then turn right by the Church. where 3 St Johns Court can be found along on the left-hand side.

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Lettings Office

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Bridgnorth Office

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Wombourne Office

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Offers Around
£375,000

EPC:

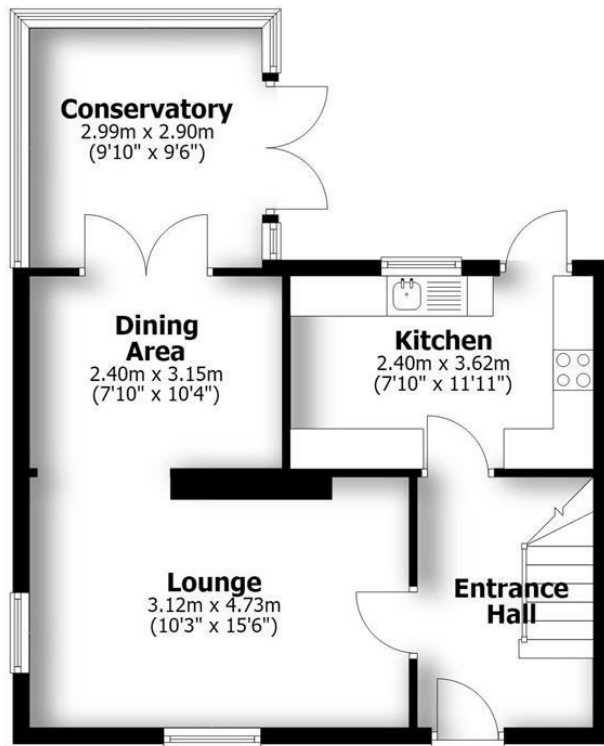
www.berrimaneaton.co.uk

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.

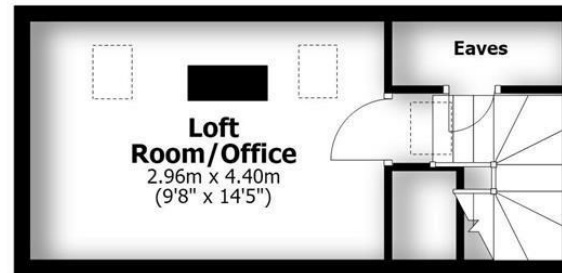


**3 ST JOHNS COURT
DITTON PRIORS**

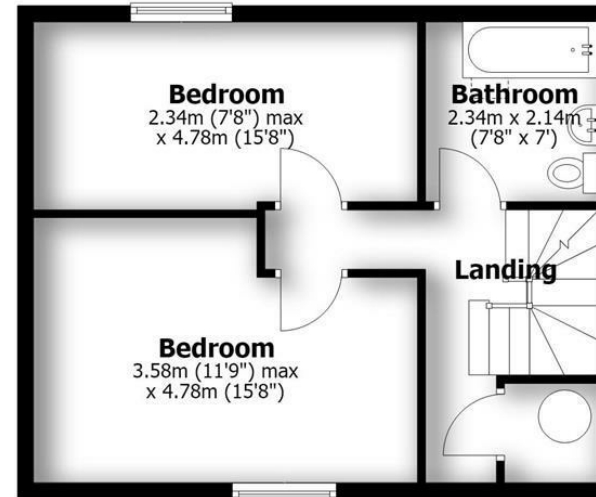
HOUSE: 104.4sq.m. 1,123.5sq.ft.
 GARAGE: 13.9sq.m. 149.2sq.ft.
TOTAL: 118.3sq.m. 1,272.7sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



Second Floor



First Floor



