



19 St. Marys Steps, Bridgnorth, Shropshire, WV16 4AQ

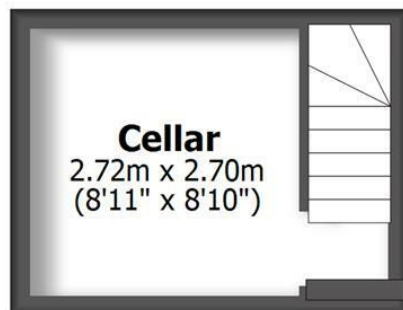
BERRIMAN
EATON





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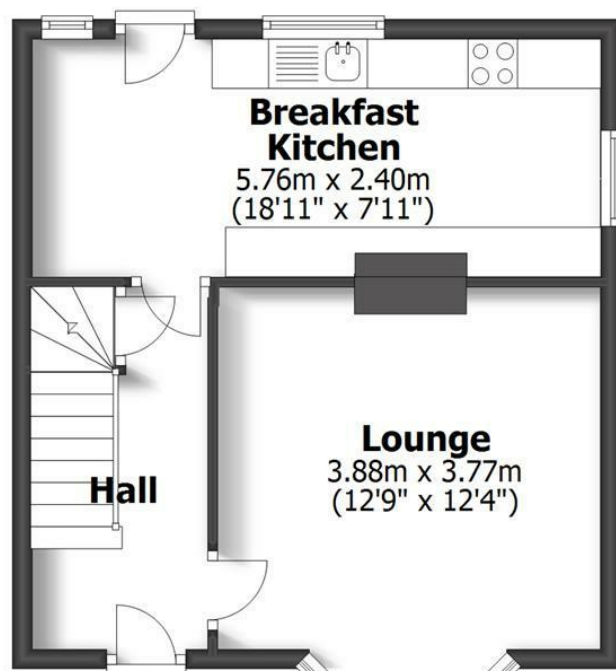
With fine views, this character cottage has three good bedrooms and a garden. Permit parking and the Town's amenities and attractions can be easily accessed.
Much Wenlock - 8.4 miles, Telford - 13 miles, Ludlow - 20.2 miles, Shrewsbury - 21 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 14 miles, Birmingham - 27 miles.
(All distances are approximate).



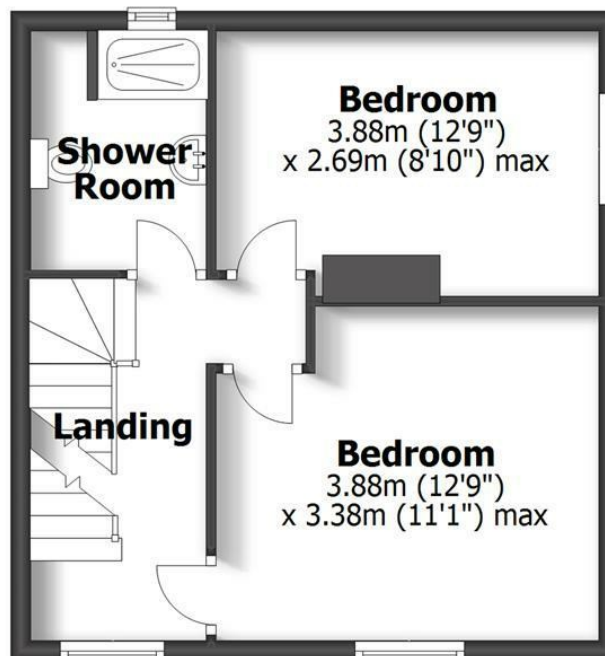
19 ST MARYS STEPS BRIDGNORTH

HOUSE: 90.7sq.m. 975.7sq.ft.
CELLAR: 9.8sq.m. 105.3sq.ft.
TOTAL: 100.5sq.m. 1,081.0sq.ft.

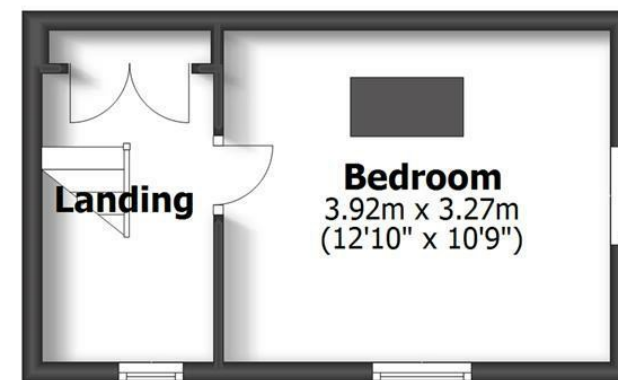
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

LOCATION

19 St Marys Steps is a charming period semi-detached cottage located in an elevated position within the town, walking distance to the bustling High Street and amenities. This unique location provides a delightful selection of walks along the Castle Walk and gardens, Cartway and down to the Severn Valley Railway and River Severn. St Marys Steps is only a very short walk into the historic market town of Bridgnorth, where there is an excellent range of facilities including, schools, Hospital, medical practices, sports clubs, along with a large selection of shops, pubs, restaurants, theatre and a cinema.

ACCOMMODATION

Boasting wonderful views of the town, this characterful home is arranged over three floors, with a cellar, sash windows and a tiered garden to the rear with a sandstone cave providing excellent storage. This home has a touch of magic when you stand on the front door step and have the overwhelming view along the Severn Valley.

Accessed off St Marys Steps, pedestrian gated access with iron railings leads onto a beautiful, elevated front terrace which enjoys the morning sun with views across the Seven Valley.

With a feature stained glass front door, the ENTRANCE HALL is laid with parquet flooring with stairs off to the first floor and access to the cellar. The LOUNGE, with exposed floor boards features a bay window to the front elevation along with a fireplace housing a cast iron log burner. The BREAKFAST KITCHEN, with a mix of parquet and quarry tiled flooring is fitted with a range of matching units, works tops with inset sink unit and integrated appliances to include a fridge, freezer, oven, dishwasher and a gas hob with extractor hood above. Windows to the side and rear elevations with a back door giving access to the cave store and gardens.

Stairs from the hall rise to the FIRST FLOOR LANDING with a window looking out to the front with views and doors off to the TWO DOUBLE BEDROOMS and a SHOWER ROOM fitted with a modern white suite to include a wash hand basin with vanity unit below, WC and a tiled shower cubicle.

From the landing a further staircase rises to the SECOND FLOOR LANDING with storage cupboards and access to the THIRD DOUBLE BEDROOM which enjoys views to the side and rear elevations.

OUTSIDE

Accessed from the kitchen, there is a sandstone cave which provides excellent storage with plumbing, lights and power connected. Steps rise up to the landscaped gardens where the current owner has created a patio sun terrace with the tiered gardens extending beyond. From here the views extend to the River Severn and valley beyond enjoying a peaceful and private retreat. Parking permits are available from the Shropshire Council.

SERVICES:

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

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX:

Shropshire Council.

Tax Band: D.

www.gov.uk/council-tax-bands

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

On foot, from East Castle Street in High Town, proceed to the left of St Marys Church onto the Castle Walk. Continue ahead down St Mary's steps where number 19 can be found a short distance along on the left hand side.

What3words - ///bulbs.paramedic.riverbed

Offers Around £315,000

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.







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