



146 Broad Oak, Six Ashes, Shropshire, WV15 6EQ

BERRIMAN
EATON

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A pretty semi detached cottage located just off the Stourbridge to Bridgnorth Road, offering two reception rooms and three first floor bedrooms with uninterrupted views to the rear.
PROCEEDABLE PARTIES ONLY.
Bridgnorth - 6 miles, Telford - 17 miles, Stourbridge - 9 miles, Wolverhampton - 12 miles, Shrewsbury - 27 miles, Birmingham - 21 miles.
(All distances are approximate).

LOCATION

Situated around 5 miles from the historic market town of Bridgnorth with its wealth of facilities including supermarkets, independent shops, a large variety of restaurants, pubs, bars and cafes. The town also caters for education for all age groups. There is also a medical centre and hospital. From the cottage there is access to many near-by countryside walks with the village of Bobbington located just 2 miles away.

ACCOMMODATION

A front door opens into the hall with stairs off to the first floor. A door opens into the lounge having a window to the front elevation and a fireplace housing a log burner. The kitchen has a quarry tiled floor, with base and wall cabinets, sink unit along with a built in oven and ceramic hob. A small pantry leads off. Steps from the kitchen rise up into the large conservatory with a door opening out to the garden. Off the lounge there is a further reception room, spacious shower room and a separate WC.

From the hall, stairs rise to the first floor landing where there are three bedrooms and a separate WC.

OUTSIDE

Set back behind a small fore garden with hedge boundary, a path leads to the front entrance. Gated access leads around to a mature garden with extends to the side mainly laid to lawn. A paved courtyard enjoys a pleasant outlook with access to a small adjoining store which houses the oil fired central heating boiler. The cottage backs onto neighbouring farmland with opens views across the landscape.

SERVICES

We are advised by our client that mains electricity is connected. Oil central heating. 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.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS

From Bridgnorth proceed out on the Stourbridge Road (A458). Continue to follow the road passing Rushmere Farm Shop on your left. On approaching Six Ashes cross roads, 146 Broad Oak is positioned on the right hand side just off a slip road.

Tettenhall Office

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01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

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Lettings Office

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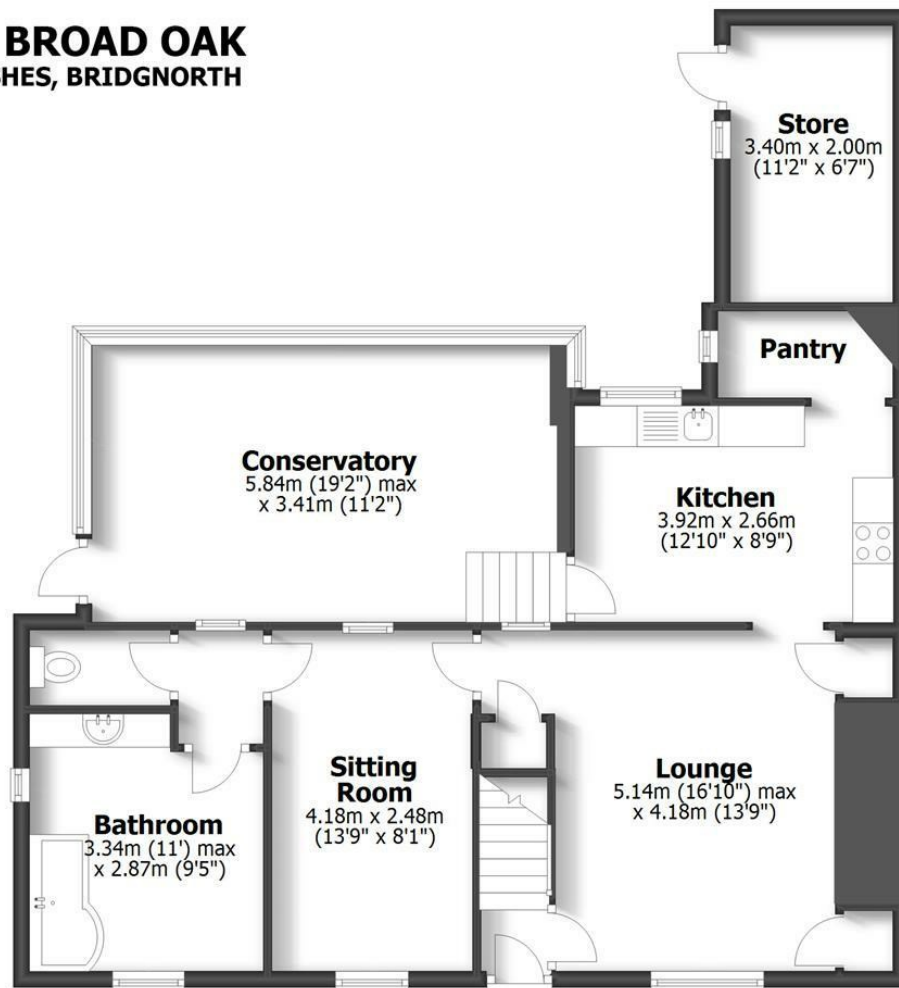
Asking Price
£280,000

EPC: E

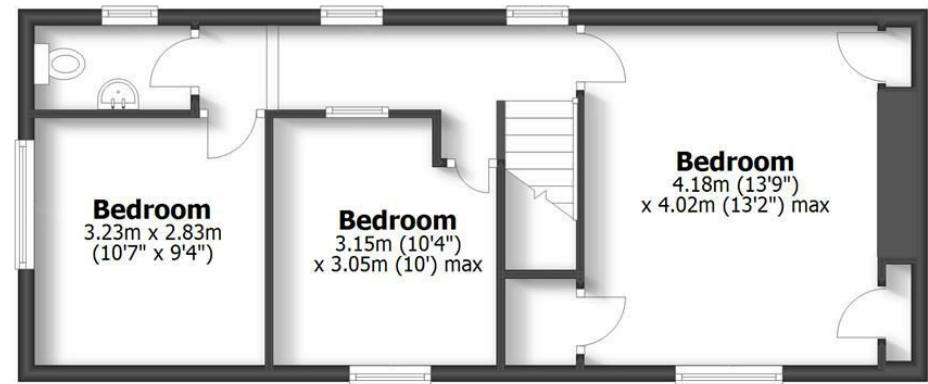
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



146 BROAD OAK SIX ASHES, BRIDGNORTH



Ground Floor



First Floor

HOUSE: 123.5sq.m. 1,328.9sq.ft.
STORE: 6.8sq.m. 73.2sq.ft.
TOTAL: 130.3sq.m. 1,402.1sq.ft.

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

