



33 Salop Street, Bridgnorth, Shropshire, WV16 5BH

BERRIMAN  
EATON









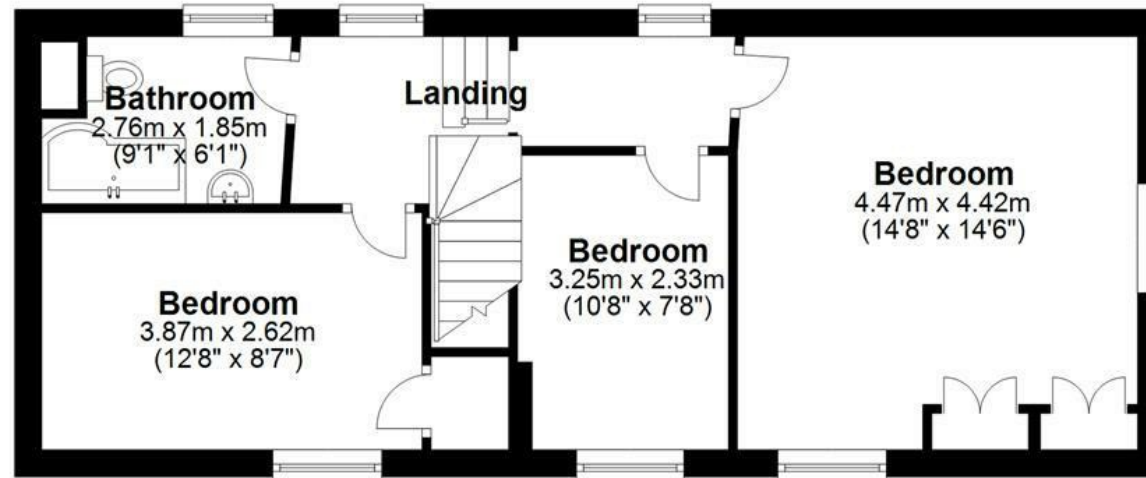
### 33 Salop Street, Bridgnorth, Shropshire, WV16 5BH

A prime town centre location with a south facing garden and 2 parking spaces just a short stroll from the bustling High Street and its many amenities. The cottage is beautifully renovated and highly recommended for viewing.  
Much Wenlock - 7.9 miles, Ludlow - 18.9 miles, Telford - 12.5 miles, Shrewsbury - 20.8 miles, Kidderminster - 14.8 miles, Stourbridge - 15.3 miles, Wolverhampton - 14 miles, Birmingham - 27 miles.  
(All distances are approximate).

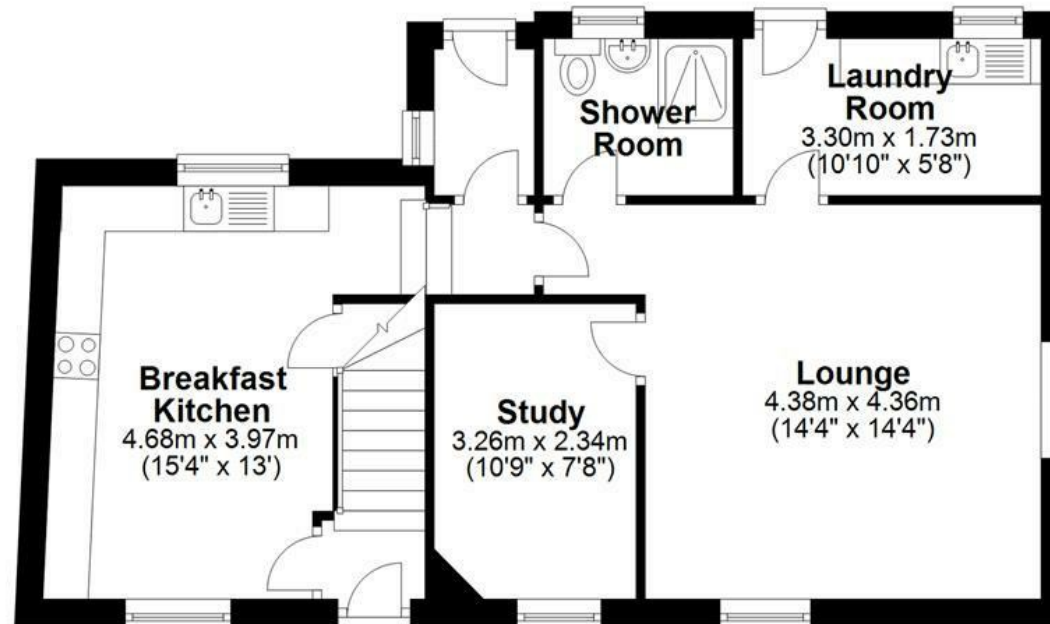


**33 SALOP STREET**  
**BRIDGNORTH**

**TOTAL: 115.9sq.m. 1,247.8sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**First Floor**



**Ground Floor**



## LOCATION

The property is elevated for privacy above the road and pavement. most conveniently located within easy walking distance to the towns amenities, Salop Street provides the freedom to participate on foot the towns excellent range of facilities that include a large selection of shops, pubs/bars, cafés and restaurants, along with a selection of primary and secondary schooling, healthcare services, hospital and sports facilities. There are also many historical attractions such as the Severn Valley Railway, Northgate museum, theatre on the steps and the funicular cliff railway along with access to many beautiful countryside river walks and cycle routes.

## ACCOMMODATION

Immaculately presented and completed to a high specification throughout, this three bedroom cottage is arranged over two storeys to include a large breakfast kitchen, separate laundry room and a beautiful south facing garden with 2 parking space's. - a rare find so close to the Town.

On entering the property from the rear, an enclosed entrance porch welcomes you in with a quarry tiled floor and door opening into the breakfast kitchen. With modern high gloss units fitted throughout, there is plenty of storage space with corian work tops incorporating a breakfast bar and a selection of integrated appliances to include a fridge, dishwasher, ceramic hob, microwave and an upright double oven/grill. The kitchen enjoys a light aspect with windows to the front and rear. Off the kitchen is a useful store/cloaks cupboard. The lounge enjoys a dual aspect with a beamed ceiling. There is a study/dining room leading off and a laundry room having a door and window to the garden, fitted base cupboards and a sink unit with the provision for a washing machine. Completing the ground floor is a modern shower room comprising a WC, wash hand basin with cupboards below and a walk in shower.

From the hall stairs rise to a light and spacious first floor landing with a oak and glass balustrade. The master double bedroom benefits from having two double built in wardrobes and a dual aspect. There are a further two double bedrooms and a family bathroom fitted with a suite to include a P-shaped bath with shower over, WC, wash hand basin, heated towel rail and cupboard.

## OUTSIDE

Approached from Salop Street, there are two private allocated parking spaces to the side which are accessed from the entrance into Talbot Court. Gated access opens into a most private rear garden which has been beautifully landscaped offering a lawned garden, paved patio terrace and well stocked planted borders enjoying a sunny south facing aspect.

## SERVICES:

We are advised by our client that mains water, electricity and drainage 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. The parking spaces are on a 999 Lease with an annual peppercorn rent.

## COUNCIL TAX:

Shropshire Council.  
Tax Band: C.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

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

Offers Around £485,000

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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**BERRIMAN EATON**