



10 Fairfield, Bridgnorth, Shropshire, WV16 4RY

BERRIMAN
EATON

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A superb one bedroom ground floor flat, recently renovated with newly installed gas central heating and double glazed throughout in excellent condition, having private parking and an enclosed garden directly to the rear.

Bridgnorth High Street - 1 mile, Telford - 13 miles, Shrewsbury - 20 miles, Ludlow - 20 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

A ground floor flat in this popular residential location near to bus stops with local shops in Sydney Cottage Drive and the High Town amenities beyond. Bridgnorth is a picturesque Market town with an abundance of amenities to include shops, cafés, post offices, pubs and restaurants along with a good selection of primary and secondary schooling, sports facilities, healthcare and local attractions such as the Severn Valley Steam Railway, River Severn and the weekend farmers markets.

ACCOMODATION

Upon entering the property, the living room is open plan through to the kitchen having windows to the front elevation and a feature wall mounted electric fire. The modern kitchen is fitted with matching base and wall cabinets, work tops, inset sink unit and a breakfast bar. Fitted appliances include a ceramic hob with extractor, washing machine and a newly installed wall mounted gas central heating boiler. The inner hall provides a storage cupboard with doors off to the double bedroom having a window looking out to the garden and a built in double wardrobe. The bathroom is fitted with a modern suite to include a WC, wash hand basin with vanity drawer below, heated towel rail and a bath with shower over. From the hall a back door opens into a useful lobby space with secure storage and a back door opening out to the rear with gated access into the private garden.

OUTSIDE

To the rear is a private enclosed garden area, which has been landscaped to offer low maintenance upkeep, secured with a fence boundary and gated access. From here a pathway leads to the parking area where 10 Fairfield has one allocated parking space.

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 LEASEHOLD with 62 years left remaining on the lease. Ground Rent approximately £90 per annum. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.

Tax Band: B.

www.mycounciltax.org.uk/content/index

VIEWING ARRANGEMENTS

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

DIRECTIONS

From the Bridgnorth office proceed to the High Street and turn left through the Northgate. Continue straight over the mini island and fork left onto Innage Lane passing St Leonards Primary School. At the junction, turn right onto Victoria Road and then left into Hook Farm Road. Follow the road along taking a right turn into Abbeyfield then left into Fairfield where the property can be found a short distance along on the right hand side.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

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Lettings Office

01902 749974

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Worcestershire Office

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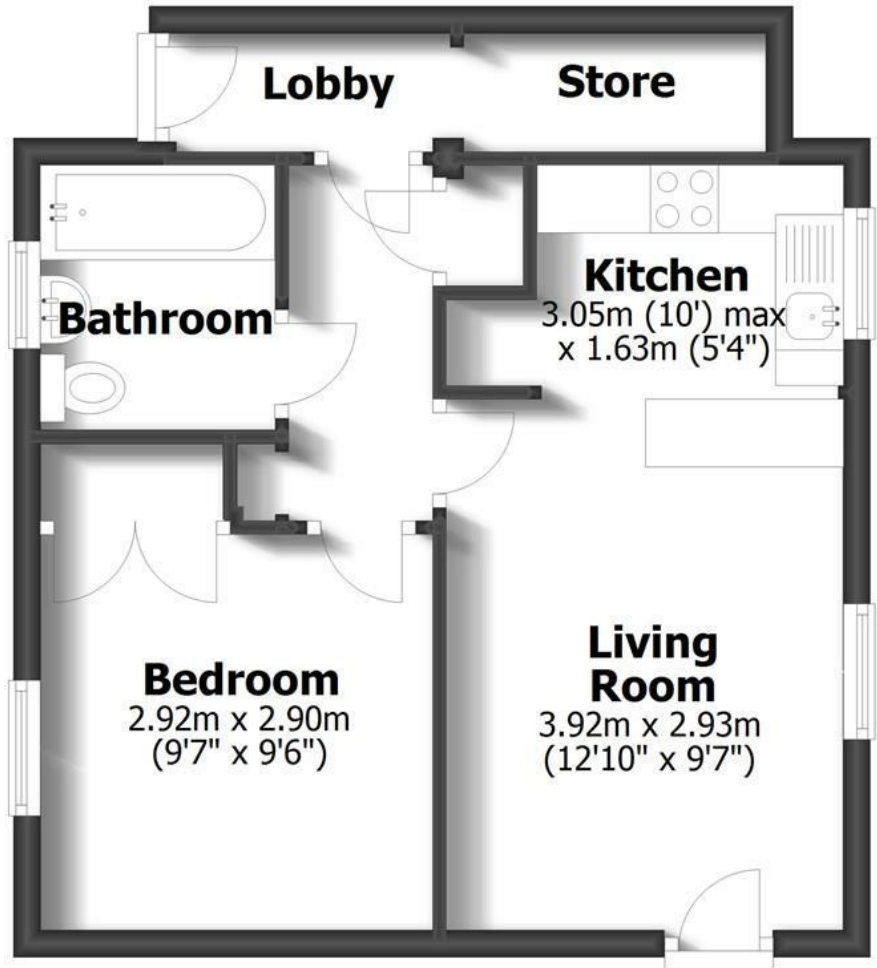
www.berrimaneaton.co.uk

Offers Around
£119,950

EPC: C

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.

**10 FAIRFIELD
BRIDGNORTH**



TOTAL: 37.7sq.m.406,1sq.ft.

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



