



28 East Castle Street, Bridgnorth, Shropshire, WV16 4AN

BERRIMAN
EATON





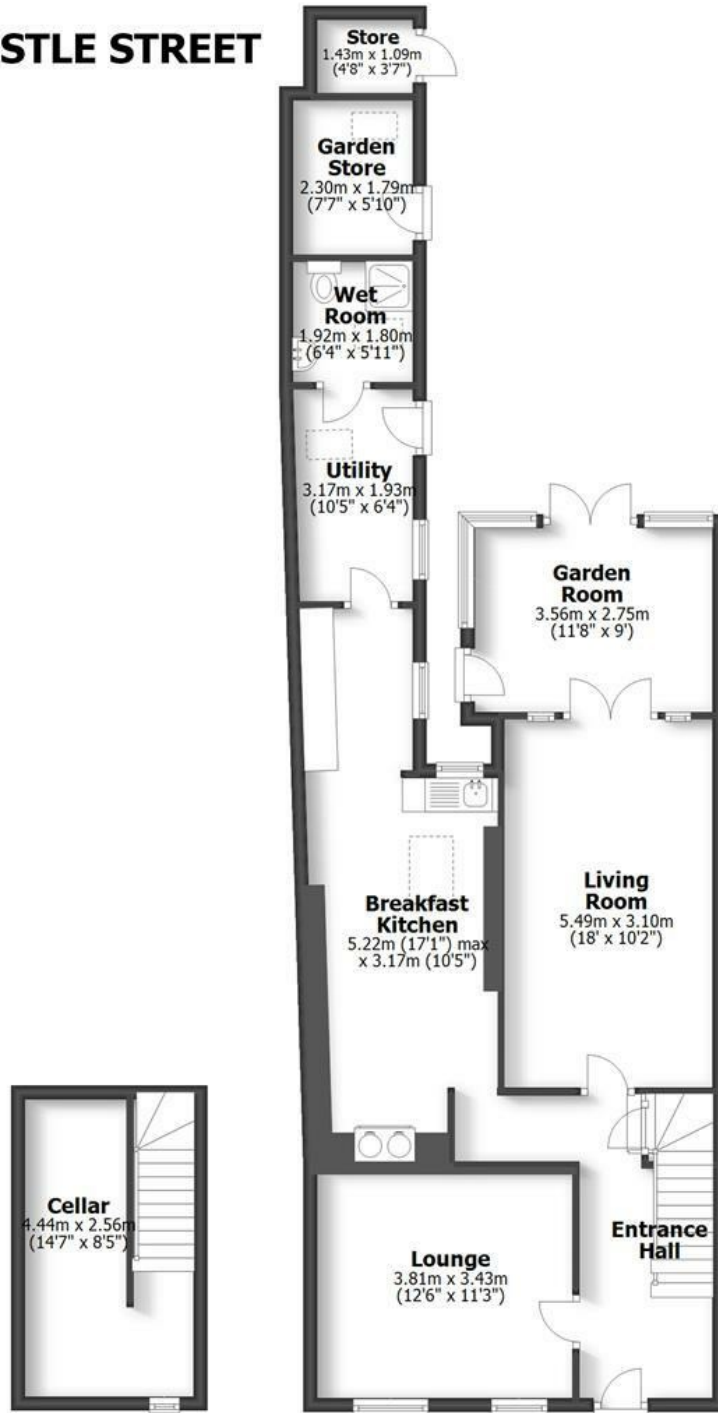
28 East Castle Street, Bridgnorth, Shropshire, WV16 4AN

In one of the Town's finest locations with far reaching views to the rear, this three bedroom town house is a period Grade II Listed property with character, enjoying good proportion rooms and a beautiful garden.
Telford - 12 miles, Shrewsbury - 21 miles, Wolverhampton - 14 miles,
Kidderminster - 14 miles, Birmingham - 27 miles.
(All distances are approximate).

**28 EAST CASTLE STREET
BRIDGNORTH**

HOUSE: 153.1sq.m. 1,647.6sq.ft.
 CELLAR: 11.2sq.m. 121.0sq.ft.
 STORES: 5.8sq.m. 62.6sq.ft.
TOTAL: 170.1sq.m. 1,831.2sq.ft.

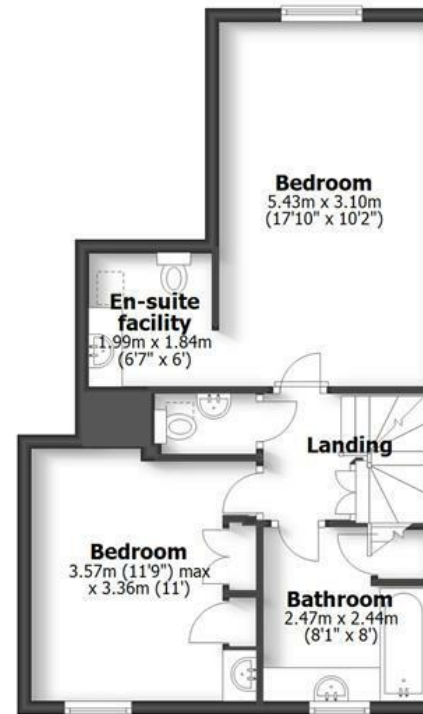
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



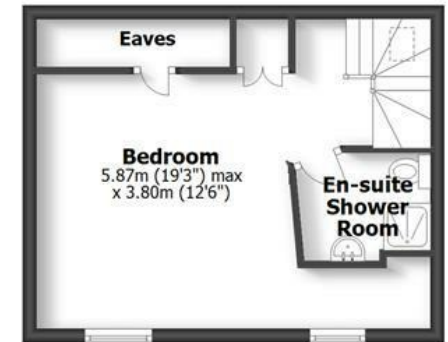
Ground Floor



Cellar



First Floor



Second Floor

LOCATION

East Castle Street is one of the most prestigious addresses in Bridgnorth, within the Conservation Area with period houses adorning both sides of the cul-de-sac that leads to St Mary's Church. This very popular location provides a delightful selection of walks including a gated entrance onto the Castle Walk from the garden, which leads onto St Mary's Steps, the Cartway and down to the Severn Valley Railway. Being only a very short walk into the historic market town of Bridgnorth, there is an excellent range of facilities including, schools, Hospital, other medical practices, large selection of shops, eateries and sports facilities. There are also many attractions for visitors such as the Severn Valley Steam Railway, River Severn walks and the vintage Cliff Railway that links Low Town to High Town and can be seen from the rear of the property.

OVERVIEW

This elegant period Grade II Listed townhouse is arranged over three floors, along with a cellar and adjoining brick stores to the garden. Fine views are enjoyed from the first floor bedroom across the castle walk and beyond to the Queens Parlour.

ACCOMMODATION

A front door opens into the entrance hall with doors off to the ground floor reception rooms and access to the cellar. Stairs rise to the upper levels. The lounge looks out onto East Castle Street along with a fitted log burner. The living room is located to the rear with a gas fire and French doors that open into a beautiful garden room that enjoys a wonderful outlook through the garden. A breakfast kitchen features a gas AGA along with a range of fitted base and wall cabinets, sink unit and a built in fridge and dishwasher. Extending off the kitchen is a breakfast area, utility/boot with a sink unit, provision for a washing machine, built in storage and a door opening out to the gardens. A door leads off the utility into a wet room.

Stairs rise to the first floor landing with the principal double bedroom enjoying elevated views to the rear and en-suite facilities. There is a further double bedroom overlooking the front aspect having fitted wardrobes and a vanity unit with sink. The house bathroom is fitted with a bath having a shower over, wash hand basin and an airing cupboard with a separate WC. Double doors from the landing give access to a further staircase which rises to the second floor bedroom featuring the exposed wooden trusses and has an en-suite shower room, linen cupboard, access to the eaves and two windows to the front elevation.

OUTSIDE

The enchanting walled rear garden enjoys a most private aspect with pathways meandering through the planted beds and borders that host a whole range of flowering plants and shrubs with ornamental trees giving depth and interest throughout. There are a selection of seating areas to capture the sun throughout the day with a beautiful secluded raised dining area to the rear which benefits from the afternoon and evening sun. There are two brick built garden stores and a sun room/greenhouse. A private gate gives direct pedestrian access onto Castle Walk. On street permit parking to the front. 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. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: F.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS

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

Offers Around £650,000

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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