



42 Riverside, Bridgnorth, WV16 4BH

# 42 Riverside, Bridgnorth, WV16 4BH

A three-storey Grade II listed cottage, located on the picturesque Riverside with parking, commanding stunning views over the bridge and Severn Valley.

Wolverhampton - 14.3 miles, Telford - 12.1 miles, Shrewsbury - 22.4 miles, Kidderminster - 13.9 miles, Stourbridge - 14.6 miles, Birmingham - 26 miles.  
(All distances are approximate).

## LOCATION

This popular riverside location is a delightful walk along the Cartway into the centre of historic market town of Bridgnorth, where there is an excellent range of facilities including, schools, hospital, other medical practise's, large selection of shops, eateries and sports facilities. There are also many attractions for visitors such as the Severn Valley Railway, River Severn walks and the Cliff Railway.

## ACCOMMODATION

A three-storey Grade II listed cottage, located on the banks of the River Severn, commanding stunning views overlooking the bridge and Severn Valley. Dating to the early 19th century, the property provides unique and versatile accommodation of approximately 2300sqft, and has been the subject of loving restoration by the current owner whilst retaining its character and history. The property is gas centrally heated. Opportunities to further develop into larger living accommodation if required. Planning permission granted for change of use of ground floor to residential/retail mix to allow for the sale of antiques and fishing tackle. Ref. No: 12/03686/COU. Validated: Thu 30 Aug 2012.

Entering through the front door into the Dining Hall, with cast-iron range and a dual aspect, cloak cupboard and understairs pantry; window to front overlooking the river, and quarry tiled floor. A stable door gives way to the Kitchen with exposed pine beams, handmade units and two Belfast sinks, under which are brick built storage cupboards, and two doors to scullery and rear yard. The scullery is flexible storage, or could be incorporated into the kitchen to provide further living space, and has dedicated access to the front. Stairs to the first floor lead to the landing with door to the sitting room, with cast iron fireplace, exposed oak beams and two windows with dual aspect overlooking the river. Doors off the landing lead to two bedrooms; one currently utilised as a study, with charming built in workspace. The family bathroom is complete with white Victorian-style bath with shower

attachment, wash basin and W/C, with an airing cupboard housing the immersion heater. Stairs from the first floor rise to a second floor landing, off which two double bedrooms are situated, with dormer windows providing unparalleled vistas over the river and gardens.

## OUTSIDE

To the rear is a small communal courtyard area with access to four stores and a parking area.

## SERVICES

We are advised by our client that all mains services are installed. Verification should be obtained by 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.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE on 01746 766499.

## DIRECTIONS

Leave Bridgnorth High Town heading towards Low Town on the B4363 (Underhill Street). Just before passing over the River Severn, turn left which will continue onto Riverside. 42 Riverside is positioned along on the left handside.

13/15 High Street  
Tettenhall  
Wolverhampton  
WV6 8QS  
01902 747744

tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street  
Bridgnorth  
Shropshire  
WV16 4QN  
01746 766499

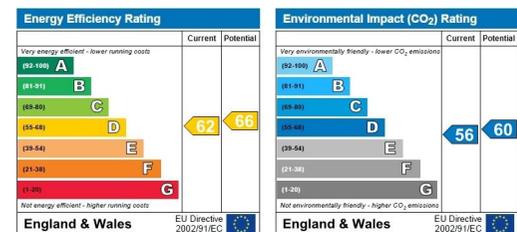
bridgnorth@berrimaneaton.co.uk

High Street  
Wombourne  
Wolverhampton  
WV5 9DP  
01902 326366

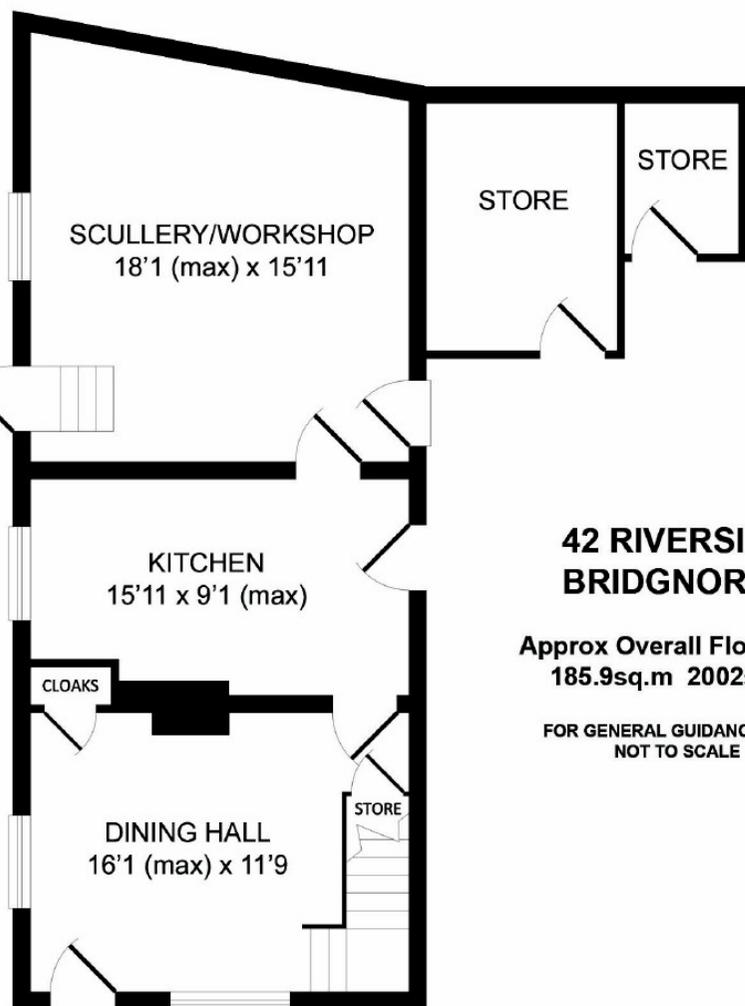
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£300,000



**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.

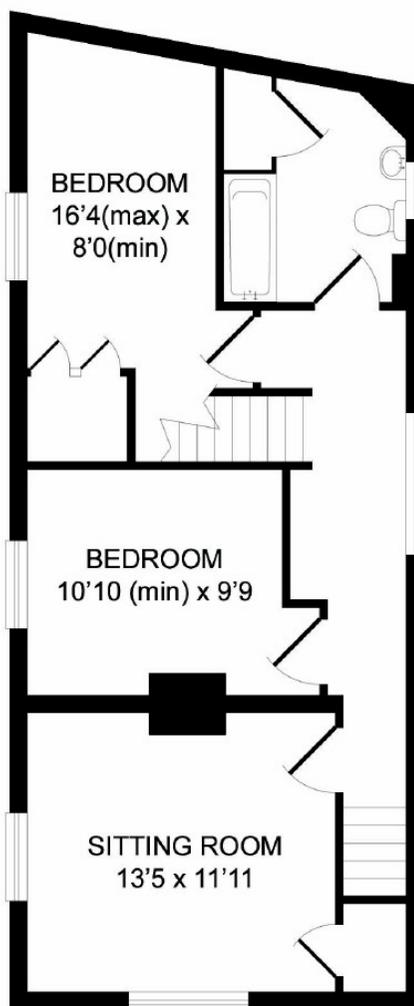


GROUND FLOOR

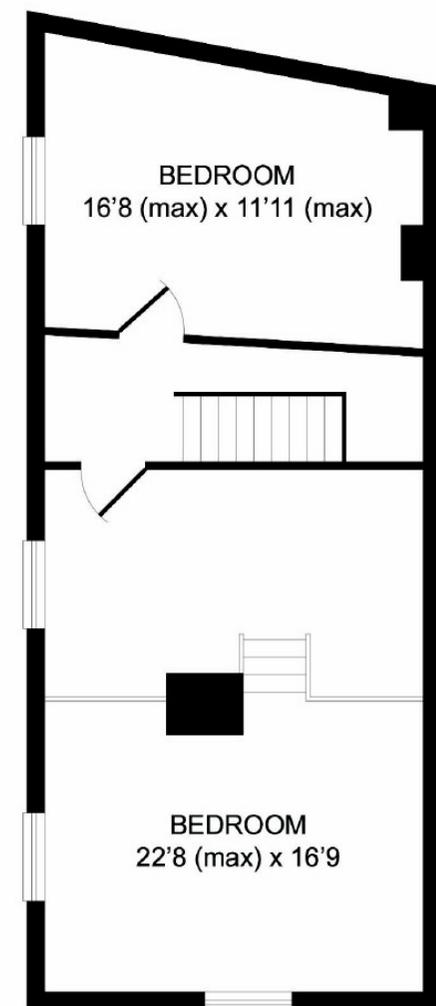
**42 RIVERSIDE  
BRIDGNORTH**

Approx Overall Floor Area  
185.9sq.m 2002sq.ft.

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



FIRST FLOOR



SECOND FLOOR

