



**OPEN  
VIEWING**

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SATURDAY 14th MARCH - 12pm-1pm**

2 Moat Street, High Town, Bridgnorth, WV16 4EP

**be**  
BERRIMAN EATON

# 2 Moat Street, High Town, Bridgnorth, WV16 4EP

OPEN VIEWING - Saturday 14th March 12 - 1pm

A characterful cottage in the heart of High Town, having potential for further improvement.

Much Wenlock 8.4 miles - Telford 13.3 miles - Shrewsbury 20.8 miles - Kidderminster 14.5 miles - Wolverhampton 14.5 miles.  
(All distances are approximate).

## LOCATION

Moat Street is a sought after location in the centre of this historic market town. This very unique location 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 first and secondary schooling, healthcare and sports facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks.

## ACCOMMODATION

2 Moat Street is a terraced cottage offering scope for further improvements and could make an ideal buy to let or first home. Internally the cottage comprises a lounge with feature fireplace housing a coal effect gas fire with stairs off to the first floor. An archway leads though into the kitchen area having an electric cooker point, selection of units with work tops over and a stainless steel sink unit. Off the kitchen is an inner hallway leading to the bathroom and door to the rear courtyard. To the first floor are two bedrooms.

## OUTSIDE

To the rear is a small enclosed courtyard area with a brick outhouse making ideal storage. Parking permits are available through Shropshire Council.

## SERVICES:

We are advised by our client that mains water, drainage and electricity 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.

## COUNCIL TAX:

Shropshire Council: Tax band: B.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

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

## DIRECTIONS:

From our offices in Whitburn Street, turn left and proceed under the Northgate. Turn immediately right into Moat Street and the property is positioned a short distance along on the right handside identified by our for sale board.

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

tettenhall@berrimaneaton.co.uk

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

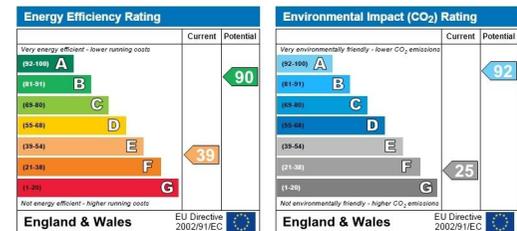
bridgnorth@berrimaneaton.co.uk

High Street  
Wombourne  
Wolverhampton  
WV5 9DP  
01902 326366

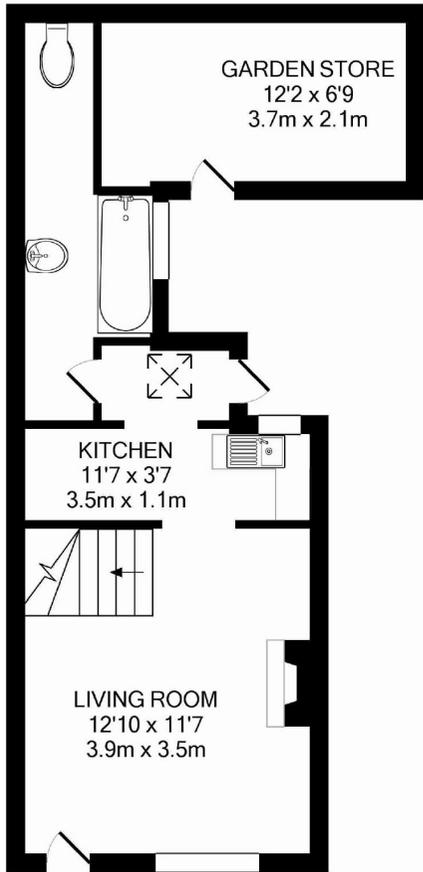
wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

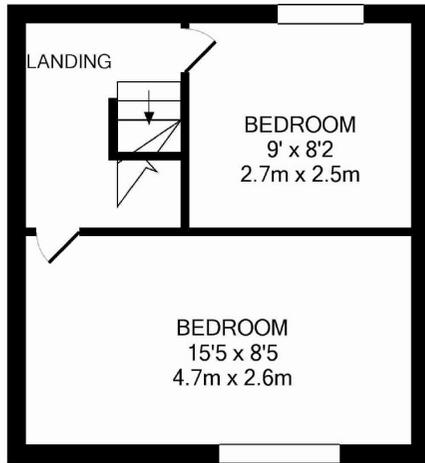
Offers in excess of  
£100,000



**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



1ST FLOOR

TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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