



40 Bernards Hill, Bridgnorth, WV15 5AS

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Three double bedroom period house well worth internal viewing. It's spacious with a garden having views across town and in good condition with a sandstone cellar.

Kidderminster - 13.2 miles, Wolverhampton - 14.2 miles, Telford - 12.5 miles, Stourbridge - 13 miles, Shrewsbury - 21.9 miles, Birmingham - 27 miles. (All distances are approximate).

LOCATION

Located in Low Town, this is a highly commutable location between the A442 and the A458. Bridgnorth offers many exciting attractions that can be accessed on foot. Near-by are riverside walks, amenities, shops and tea rooms and across the bridge the Cliff Railway gives access to the High Town shops, cinema, farmers markets and hospital. Also nearby is the famous Severn Valley Steam Railway and Severn Park.

ACCOMMODATION

Entering in through the front door into the LOUNGE which offers a window to the front aspect, stairs rising to the first floor and an understairs cloaks cupboard. Doors lead off to a DINING ROOM and a fitted BREAKFAST KITCHEN with quarry tiled flooring and a range of cream fronted units, work tops, sink unit, four ring gas hob with over below and a door giving access to the side passageway. Accessed from the kitchen is a LARGE UTILITY ROOM with GUEST WC and a good sized sandstone CELLAR ideal for storage.

Stairs from the lounge rise to the first floor landing which offers THREE DOUBLE BEDROOMS (one with shower) and a HOUSE BATHROOM fitted with a white suite to include WC, panelled bath with shower over and wash hand basin. From the landing a door gives access to the rear elevated garden.

OUTSIDE

Accessed from the first floor, steps lead to an elevated garden which offers extensive views across the Severn Valley and High Town. On road parking available to the front. Bernard's Hill is a pretty location in Low Town where there are good amenities within walking distance and across the bridge to the Cliff Railway that links to High Town.

SERVICES:

We are advised by our client that all mains 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.

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.

DIRECTIONS:

Proceed from the High Town crossing over the River Severn continuing through the one-way system into Mill Street. At the island take the 3rd exit passing the petrol station. Just after the Zebra crossing take a left into Bernard's Hill where the property is situated just at the foot of the hill identified by our for sale board.

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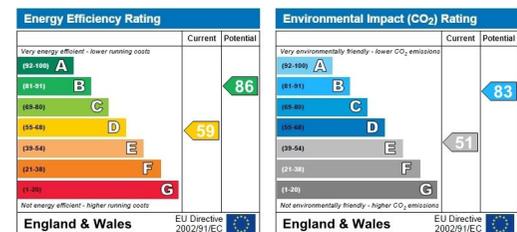
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Offers around
£255,000



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.



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Approx Overall Floor Area
105.0sq.m 1130.6sq.ft.
(excluding garages/stores)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE

