



The Old Coach House, Oldbury, Bridgnorth, WV16 5EE

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Situated in the highly sought after location of Oldbury Village, The Old Coach House enjoys a private aspect, nestled just beyond the Severn Valley Railway with characterful spacious accommodation to include three reception areas and three double bedrooms with adjoining garage and mature landscaped gardens. NO CHAIN. Bridgnorth - 1 mile, Ludlow - 19 miles, Telford - 13 miles, Wolverhampton - 15 miles, Kidderminster - 14 miles, Shrewsbury - 21 miles, Birmingham - 27.8 miles. (All distances are approximate).

## LOCATION

This former Coach House was converted during the 1980's into a luxurious home, providing wonderfully proportioned living accommodation having sash windows, wooden parquet flooring, beam work and an AGA. Requiring some cosmetic updating this is an opportunity to live in Bridgnorth's most prestigious backwater where tranquility can be enjoyed only a short distance from the thriving town.

Within walking distance to the historic High Town, Bridgnorth provides a full range of shopping facilities, primary and secondary schools and a variety of sports facilities/clubs. The major commercial centres of Telford, Wolverhampton and Birmingham are within easy commuting distance, while Ludlow's restaurants and festivals are only half an hours drive away. The town centre of Bridgnorth has lively weekend markets, the Severn Valley Railway, the Theatre on The Steps, an Art Deco cinema, restaurants, a G.P. Surgery and local hospital. The funicular Cliff Railway rises from the banks of the river Severn up to Castle Walk to give a stunning view over High Rock.

## ACCOMMODATION

Entering through the front door into a large RECEPTION HALL with high ceiling and galleried landing. Patio doors lead out into the garden and allow good natural light whilst a fitted Wenlock log burner provides for a winter atmosphere. GUEST CLOAKROOM off. The BREAKFAST KITCHEN with a two oven AGA is fitted with a range of units and appliances leading into a separate BREAKFAST ROOM having storage cupboard and views over the garden. A separate UTILITY is fitted and has plumbing for a washing machine with side access to a covered corridor linking to the garage and having front and rear access. The formal DINING ROOM enjoys a dual aspect and leads to the LOUNGE with an open fire, front and rear views and patio doors to the side sun terrace.

The first floor landing gives access to: MASTER BEDROOM SUITE; With dual aspect and giving access to a large en-suite bathroom with bath, dual sink vanity unit and WC. There are two further double bedrooms and a house bathroom.

## OUTSIDE

The property enjoys delightful mature gardens with a high degree of privacy leading from a patio area to a large lawn. A pergola stands over the terrace adjacent to the sitting room. The front garden is enclosed with a gated entrance and planted with a selection of mature shrubs for all year round colour. DOUBLE GARAGE with remote door, boarded loft with ladder and side access to the house.

## LOCAL AUTHORITY:

Shropshire County Council. Tax Band: G.

## TENURE:

We are advised the property is FREEHOLD. Verification should be obtained by your Solicitors.

## SERVICES:

We are advised main services are connected except sewage which is private. Verification should be obtained from your surveyor.

## DIRECTIONS:

From our Bridgnorth office continue to the High Street and turn left, proceed through the North Gate to the roundabout. Turn left passing the hospital and continue to the next island turning right. At the next mini roundabout turn left and follow the road down onto Hollybush Road and continue past the George Public House and Severn Valley Railway. Take the next right turn onto the B4363 towards Cleobury Mortimer. Take the second left into a lane that gives access to several houses where the property is the first on the left.

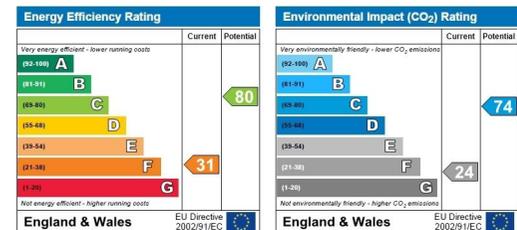
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Offers around  
£525,000



**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  
215.3sq.m 2318sq.ft.**

**FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE**

