



Goose Cottage, 13, Colemore Green, Bridgnorth, WV16 4ST

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BERRIMAN EATON

# Goose Cottage, 13, Colemore Green, Bridgnorth, WV16 4ST

Dating back to the late 18th century, retaining a wealth of period features including exposed beams throughout. Goose Cottage offers three double bedroom accommodation each with en-suite facilities nestled within this quaint, rural location on the outskirts of the historic market town of Bridgnorth. Bridgnorth - 2.9 miles, Telford - 12.6 miles, Shrewsbury - 22 miles, Kidderminster - 17.9 miles, Wolverhampton - 18 miles, Stourbridge - 18 miles. (All distances are approximate).

## LOCATION

Colemore Green is a picturesque hamlet that occupies a private rural location in the heart of the Apley Estate, around three miles from the historic market town of Bridgnorth. The area offers an abundance of countryside walks and riding, fishing pools and the River Severn providing an ideal balance of town and country living.

## ACCOMMODATION

Offering a wealth of character, this charming cottage dates back to around the late 1800's having been extended upon over the years to create a well balanced family home.

## ACCOMMODATION

The cottage is entered via the ENTRANCE HALL with a GUEST CLOAKROOM. Double doors open through into the country style KITCHEN offering a range of base cupboards and drawers with work tops over, matching wall cupboards and an inset sink unit with window looking out to the front aspect. There is provision for a Range style cooker and appliances. Doors lead into the large CONSERVATORY which enjoys a pleasant aspect overlooking the rear gardens. The charming SITTING ROOM is a good size and offers a feature brick fireplace with log burner, exposed beams and double doors opening onto the rear patio. A useful understairs cupboard provides ideal storage. Leading off the sitting room is a most pleasant DINING ROOM having two feature windows and a fireplace.

Stairs from the dining room rise to the FIRST FLOOR LANDING which offers an airing cupboard and access to the THREE DOUBLE BEDROOMS each with EN-SUITE SHOWER ROOMS. Two of the bedrooms have a range of built-in wardrobes and one having a dressing area.

## OUTSIDE

The property is approached over a gravel driveway which provides extensive parking

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**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.

together with a superb DETACHED DOUBLE GARAGE with eaves storage, light and power connected. Adjoining the garage and a UTILITY ROOM fitted with a range of cupboards and provision for domestic appliances.

The mature gardens benefit from a paved patio and barbecue area where an ornamental archway leads through to the mainly lawned rear garden. There are a range of shaped borders and an area of vegetable beds together with a greenhouse. An ornamental rose bed leads to the gravelled side bed with lavender and rosemary.

## SERVICES:

We are advised the property is on mains electricity. Water and drainage is privately supplied via Apley Estates and the central heating is LPG. Verification should be obtained by your solicitors.

## COUNCIL TAX:

Shropshire Council. Tax band: F.

## FIXTURES AND FITTINGS:

By separate negotiation

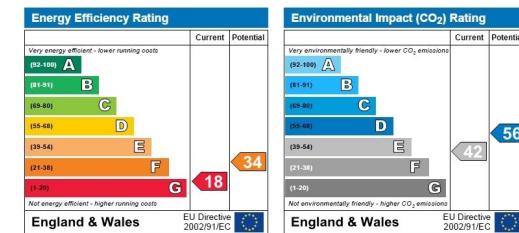
## VIEWING ARRANGEMENTS:

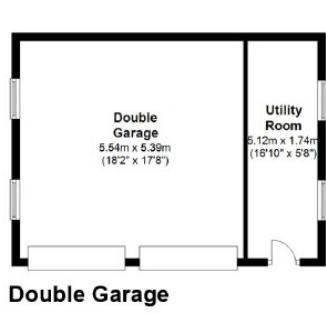
Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

## DIRECTIONS:

Leave Bridgnorth on the Broseley Road B4373. Continue for approximately one mile and upon reaching Cross Lane Head turn right to Astley Abbotts. Continue through Astley Abbotts where you will then enter Colemore Green, take the third turning on your left (not across the castle grid) onto a shared track. Goose Cottage is the second driveway along on the left hand side.

Offers around  
£475,000

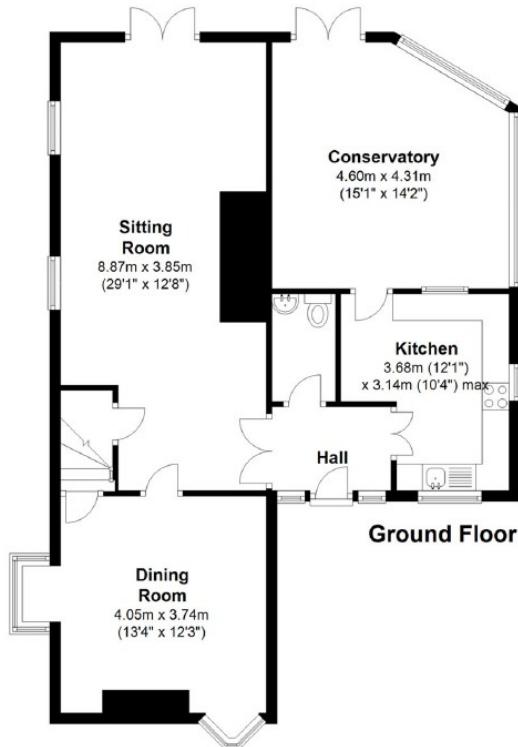




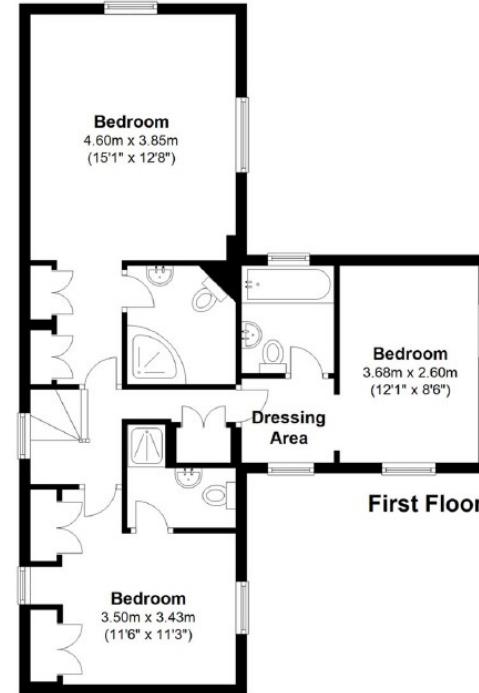
Double Garage

**Goose Cottage  
Colemore Green  
Bridgnorth  
Shropshire  
WV16 4ST**

**Approx Overall Floor Area**  
HOUSE: 150.6sq.m. 1621.2sq.ft.  
GARAGE: 39.7sq.m. 427.7sq.ft.  
FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



Ground Floor



First Floor



