



50 Whitburn Street, Bridgnorth, Shropshire, WV16 4QT

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A three double bedroom cottage, having planning permission for a two storey rear extension, right in the heart of the High Town with off road parking for three cars and a private garden. Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 27 miles, (All distances are approximate).

LOCATION

Most conveniently located and within walking distance to the bustling High Street. This position 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 primary and secondary schooling, healthcare, hospital and an array of sports facilities. There are also many historic attractions for visitors such as the Severn Valley Steam Railway, Northgate museum, funicular cliff railway and River Severn walks.

ACCOMMODATION

Entering the property from the rear, there is a spacious dining hall with stairs rising to the first floor. Beyond is the lounge with views to the front, a log burner and the front door leading directly onto the pavement. An internal door gives a further access into the full length dining kitchen that has a range of fitted units a tiled floor, Bosch oven and hob along with a sink unit.

On the first floor, the landing gives access to three good sized bedrooms (two having antique fire surrounds), and a large bathroom with modern fittings, including hand basin, walk-in shower, freestanding bath with shower attachment, WC and two fitted wall cabinets.

OUTSIDE

Outside there is a shared gated access from the front pavement leading to a lockable gate into the large rear garden. Immediately behind the property is a patio area with two covered areas for alfresco dining. Steps lead to a good size lawn garden that includes a steel lockable workshop on a concrete hardstanding. Beyond at the rear is a gravel driveway that provides parking for three vehicles. Please note this access is by means of a license from the Council through Sainsbury's car park and is liable for a small annual rent.

SERVICES:

We are advised all main services are connected. Verification should be obtained from your surveyor.

TENURE:

We are advised the property is FREEHOLD. Verification should be obtained from your solicitor.

LOCAL AUTHORITY & PLANNING:

Shropshire County Council.

Tax Band: C.

Planning Permission for a two storey rear extension Ref No: 22/01602/FUL

VIEWING ARRANGEMENTS:

Strictly by appointment through the BRIDGNORTH OFFICE.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

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EPC: D

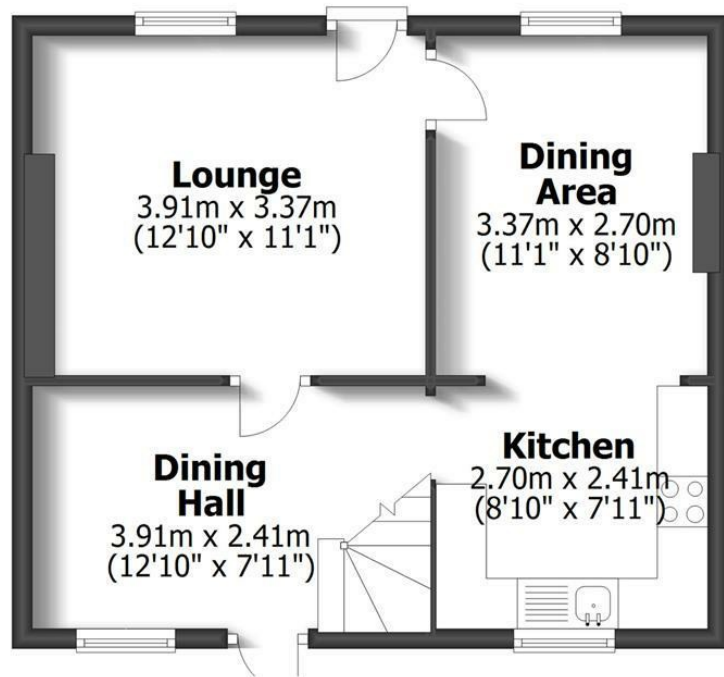
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



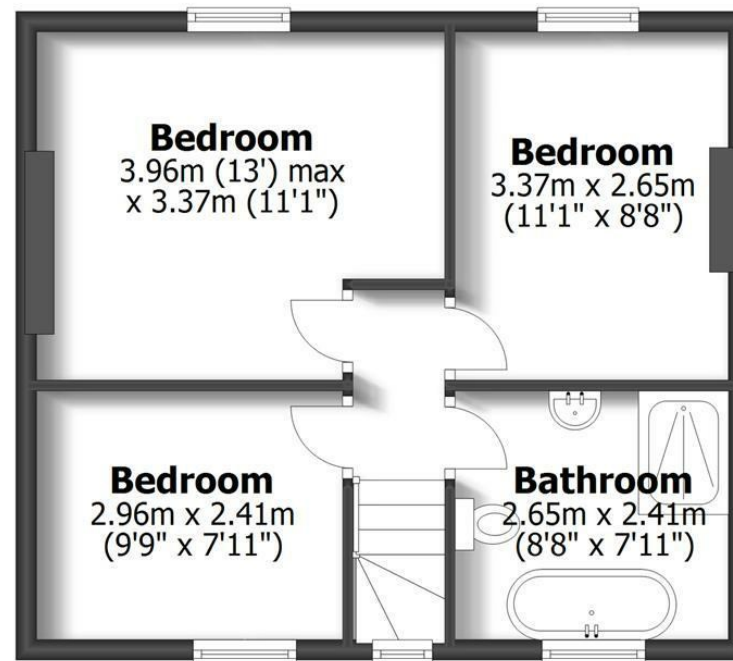
**50 WHITBURN STREET
BRIDGNORTH**

TOTAL: 78.9sq.m. 848.9sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

