



49 Oldbury Wells, Bridgnorth, Shropshire, WV16 5HJ

BERRIMAN  
EATON



# 49 Oldbury Wells, Bridgnorth, Shropshire, WV16 5HJ

PREVIEW NOTIFICATION – BACK ON MARKET AND OPEN TO OFFERS

This three bedroom detached home, in need of updating is most conveniently located in an extra wide plot, with a driveway, carport and a good sized garden to the rear. Telford - 13 miles, Ludlow - 19.5 miles, Shrewsbury - 21 miles, Kidderminster - 14 miles, Wolverhampton - 15 miles, Birmingham - 31 miles (All distances are approximate).

## LOCATION

Oldbury Wells is a prime High Town location being with walking distance to the High Street and schools. Bridgnorth is home to many places of interest such as the Severn Valley Railway, Funicular Cliff Railway and River Severn. There are a wide range of facilities that the town has to offer ranging from shops, cafés, pubs and restaurants, leisure and sporting facilities and healthcare services. There is also an art deco cinema and theatre which hosts a variety of performances throughout the year. Accessed nearby are an abundance of countryside walks and cycle routes.

## ACCOMMODATION

Internally the property would benefit from updating and currently offers an entrance hall with stairs off to the first floor and cloaks storage. The lounge extends to the full length enjoying a dual aspect with a bow window to the front elevation and a feature fireplace with a gas point. The kitchen is fitted with a range of cupboards with work tops and sink unit having the provision for an electric cooker. leading off the kitchen is the dining room overlooking the front elevation. A window and door opens out to the rear garden.

From the hall, stairs rise to the first floor landing with a window to the side elevation and airing cupboard. There are two double bedrooms and a third smaller bedroom along with a bathroom fitted with a WC, wash hand basin and shower cubicle.

## OUTSIDE

A driveway provides good off road parking to the side leading to a carport with a planted fore garden. The rear garden is mainly lawned, enclosed by a fence boundary with a patio terrace and mature shrub planted borders.

## SERVICES:

We are advised by our client that 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.

## COUNCIL TAX:

Shropshire Council  
Tax Band: D.  
[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

## DIRECTIONS:

From High Town proceed to Low Town via Pound Street, continue straight over the mini round about and take the first right into Oldbury Wells. Follow the road along where number 49 can be found towards the end on the left hand side.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

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### Lettings Office

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### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

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

Offers Around  
£300,000

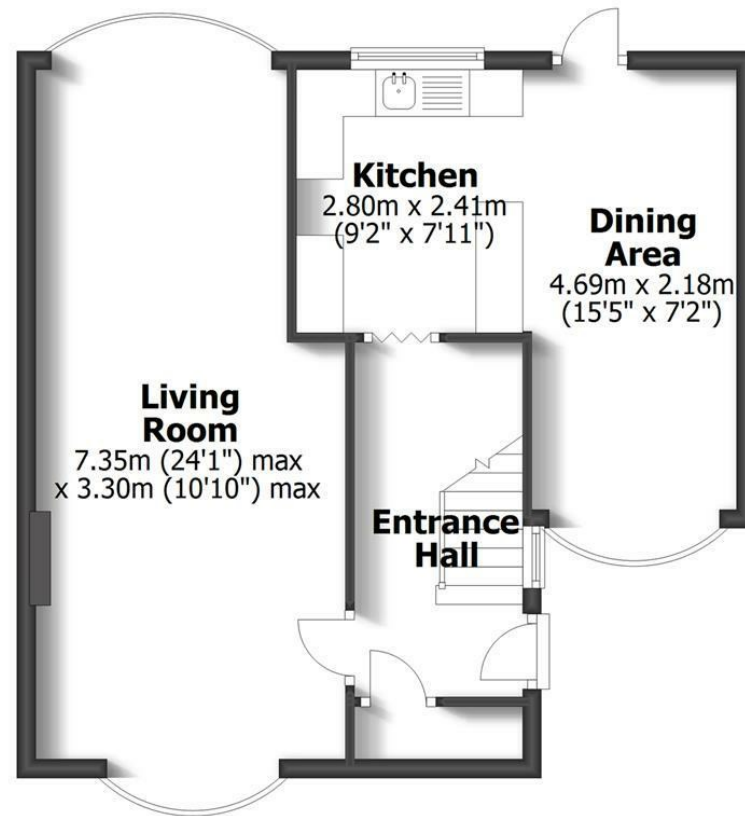
EPC: D

**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.

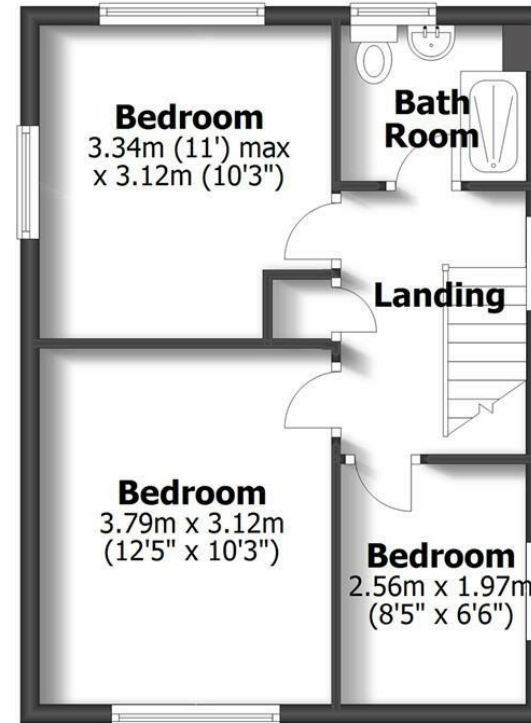


**49 OLDBURY WELLS  
BRIDGNORTH**

**TOTAL: 87.2sq.m. 939.0sq.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**



