



23 Pound Street, Bridgnorth, Shropshire, WV16 4AP

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Having three spacious bedrooms and secure parking to the rear, this town house provides modern, town centre living with a small outdoor area. Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 27 miles, (All distances are approximate).

LOCATION

Standing elevated above the road, this property has great privacy approached via steps from the front pavement and a secure electric gated access to the rear. Within walking distance to the bustling High Street, this position provides the freedom to participate on foot to 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

Having underfloor heating on the ground floor, the present owner has transformed this open plan and spacious home into a stylish town house that currently works for a family home, but could suit a wide spectrum of lifestyles.

The open plan living area has slate tiled underfloor heating. The fitted kitchen space (by Ultima), includes a range of fitted units with integrated appliances to include Bosch oven and hob, extractor, plumbing for washing machine and a space for a fridge freezer. Pendant lighting is arranged for over a dining table and stairs lead from the kitchen area to the first floor. With patio doors leading to the rear covered seating area, the front and rear windows have fitted shutters and a wood burning stove stands in the corner.

On the first floor, a spacious landing has a loft hatch with loft ladder to a partly boarded loft for good storage. The three bedrooms are quite spacious; all with shutters. The bathroom has been extended and has become a great feature of the house, stylishly designed and fitted with slate flooring and partly tiled walls to include a free standing roll top bath, walk in double shower with dual shower options, WC, hand basin, heated towel rail and airing cupboard (housing the boiler).

OUTSIDE

Vehicular and pedestrian access from the rear leads off Whitburn Street with an electric security gate. A parking space is provided with a lockable store, and steps lead through a gate into a private under cover decked area.

TENURE:

We are advised the property is FREEHOLD. Please note that the driveway, gates and parking area to the rear are held under leasehold which are managed and maintained by the residents management company.

SERVICES:

We have been advised by our client that all main services are connected. Verification should be obtained from your surveyor.

COUNCIL TAX:

Shropshire Council.
Tax Band: C.

VIEWING ARRANGEMENTS:

Viewings strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

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Lettings Office

01902 749974

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Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

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£250,000

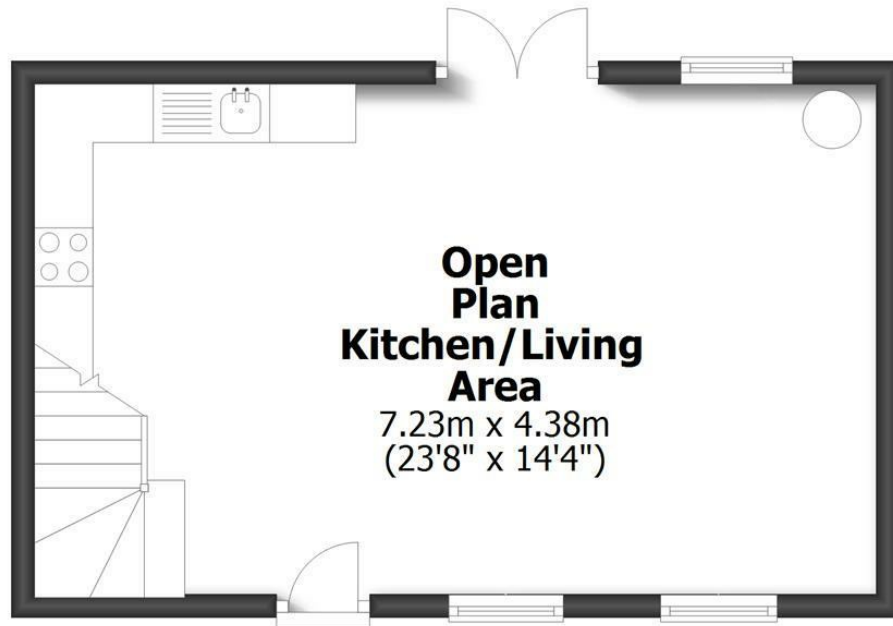
EPC: B

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.



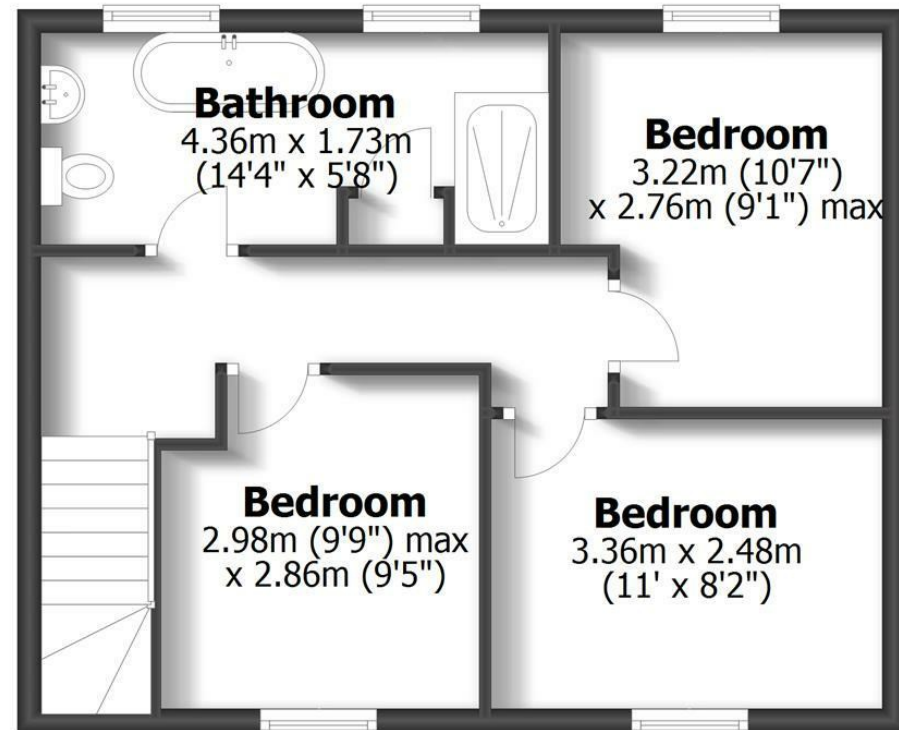
**23 POUND STREET
BRIDGNORTH**

TOTAL: 73.6sq.m. 792.0sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



**Open
Plan
Kitchen/Living
Area**
7.23m x 4.38m
(23'8" x 14'4")

Ground Floor



Bathroom
4.36m x 1.73m
(14'4" x 5'8")

Bedroom
3.22m (10'7")
x 2.76m (9'1") max

Bedroom
2.98m (9'9") max
x 2.86m (9'5")

Bedroom
3.36m x 2.48m
(11' x 8'2")

First Floor

