



25 St. Marys Street, Bridgnorth, Shropshire, WV16 4DW

**BERRIMAN**  
**EATON**

## 25 St. Marys Street, Bridgnorth, Shropshire, WV16 4DW

Situated in this highly regarded area of town, just off the High Street, 25 St Marys Street is an appealing three storey Grade II Listed period terrace having two double bedrooms and a sizable garden to the rear offering an excellent opportunity to extend (previous planning has lapsed but plans are available).  
Much Wenlock - 8.1 miles, Ludlow - 19.2 miles, Kidderminster - 14.4 miles, Telford - 13.4 miles, Shrewsbury - 21.1 miles, Wolverhampton - 14.9 miles, Birmingham - 31.5 miles. (All distances are approximate).

### LOCATION

St Marys Street enjoys a central location, just a short stroll from the bustling High Street within the conservation area. The historic Market Town of Bridgnorth is home to many historical places of interest and beautiful architecture to include churches and many listed buildings. Another notable attraction is the Severn Valley Railway with its vintage steam trains and stations running to Kidderminster. Within the town there are a wide range of facilities including a diverse selection of shops, cafes, pubs and restaurants, along with weekend farmers markets and many themed events held throughout the year. There are healthcare services, hospital, supermarkets, primary and secondary schooling and an excellent array of sports clubs and a leisure centre. For entertainment the town has its own art deco cinema along with the 'Theatre on the Steps' showing a wide variety of performances to include drama, music and dance. As well as meandering through the towns historical walkways and steps there are good cycle routes and many countryside walks along the banks of the River Severn and beyond.

### ACCOMMODATION

In need of updating, this three storey town house offers excellent scope to extend (subject to planning permission) with a long back garden enjoying a peaceful aspect. With electric heating the living accommodation currently offers a lounge with a fireplace having a gas point and a window and door to the front. Leading off the lounge a door opens into the kitchen having a sink unit, plumbing for a washing machine and a electric cooker point. A window and door open out to the rear garden.

Stairs from the lounge rise to the first floor landing having a airing cupboard, double bedroom with a window looking out onto St Marys Street and a bathroom fitted with a WC, wash hand basin and a bath with shower over. Stairs from the landing rises to the second floor double bedroom with a fitted cupboard and window to the front elevation.

### OUTSIDE

To the rear the sizable garden extends quite some way, with a patio terrace off the kitchen with a small brick store and a pathway that leads through the planted mature borders to a lawned area. On street parking with permits available from Shropshire Council.

### SERVICES:

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

### TENURE:

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

### COUNCIL TAX:

Shropshire Council.  
Tax Band: C.

### FIXTURES AND FITTINGS:

By separate negotiation.

### VIEWING ARRANGEMENTS:

Viewing 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

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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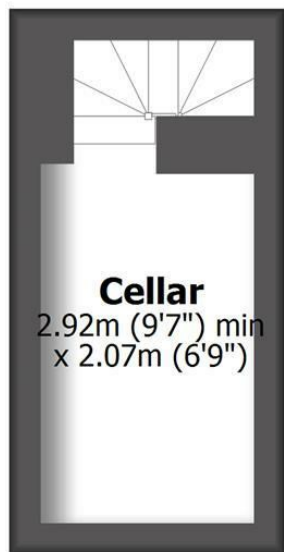
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



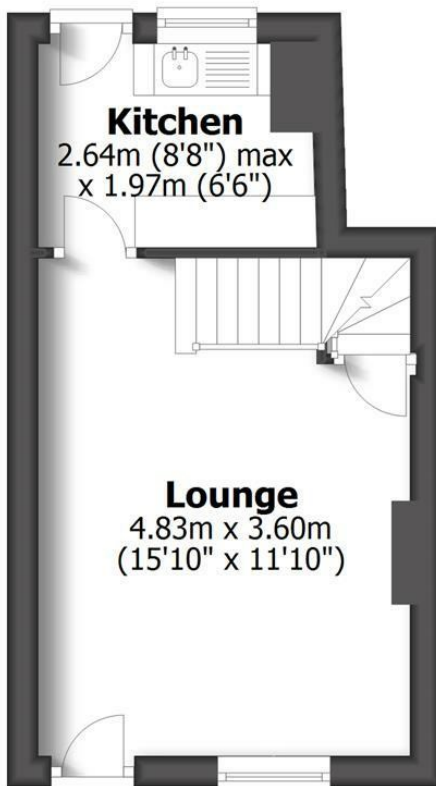
# 25 ST MARYS STREET BRIDGNORTH

HOUSE: 63.2sq.m. 680.2sq.ft.  
CELLAR: 9.7sq.m. 104.2sq.ft.  
**TOTAL: 72.9sq.m. 784.4sq.ft.**

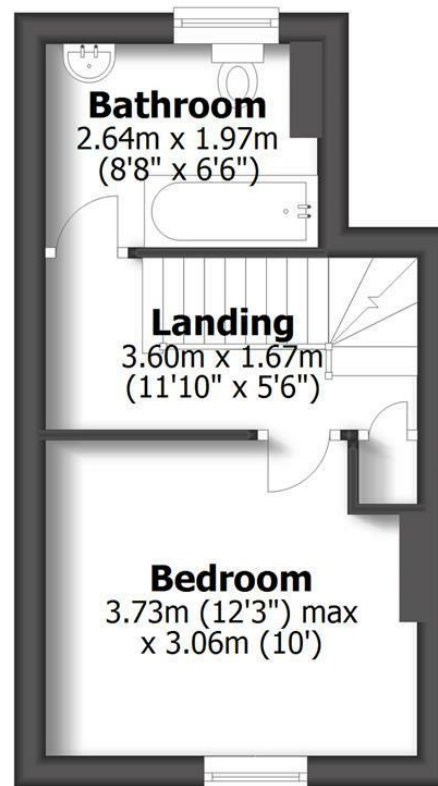
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



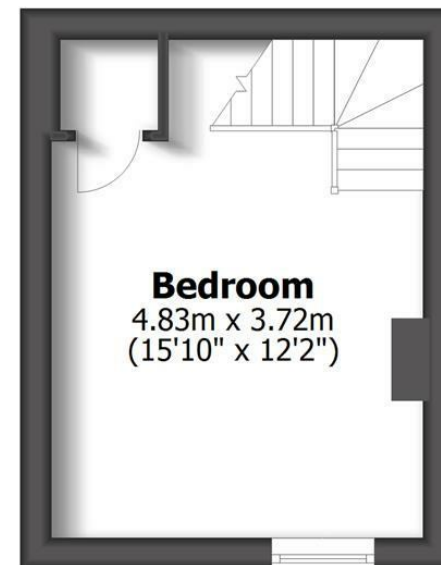
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

**Cellar**  
2.92m (9'7") min  
x 2.07m (6'9")

**Kitchen**  
2.64m (8'8") max  
x 1.97m (6'6")

**Lounge**  
4.83m x 3.60m  
(15'10" x 11'10")

**Bathroom**  
2.64m x 1.97m  
(8'8" x 6'6")

**Landing**  
3.60m x 1.67m  
(11'10" x 5'6")

**Bedroom**  
3.73m (12'3") max  
x 3.06m (10')

**Bedroom**  
4.83m x 3.72m  
(15'10" x 12'2")

