



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

**BERRIMAN**  
**EATON**

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

Offering excellent potential, central to the town and its amenities, this three storey Grade II Listed period town house is in need of renovation and currently provides two double bedrooms with a long garden to the rear.

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

Having previously gained planning permission to extend at the rear, the permission has now lapsed but upon request we can provide the drawings. Entering from the pavement through the front door into the lounge with a secondary glaze window, the room has a gas fire with a pine surround. The door gives access to the cellar, with a further door accessing the stairs leading to the first floor. The kitchen is fitted with units and a sink unit with plumbing for an automatic washing machine with a window and door to the rear.

The landing is approached via a steep staircase and on the first floor there is a double bedroom with window to the front. The large bathroom includes a panelled bath, WC, hand basin and shower with airing cupboard. A cupboard houses the gas combi boiler. On the second floor is a loft bedroom with dormer windows to the front and rear along with a built in cupboard.

### OUTSIDE

To the rear, a courtyard gives access to a gardeners WC, and brick store with a cold water tap and footpath that leads beyond into the long garden that has a greenhouse and wall forming the right-hand boundary with extensive lawns and beyond. On street parking with permits available from Shropshire Council.

### SERVICES:

We are advised by our client that mains water, drainage and electricity are connected. Gas is available in the road. 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

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

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

**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.



**24 ST MARYS STREET  
BRIDGNORTH**

HOUSE: 65.8sq.m. 708.4sq.ft.  
 CELLAR: 6.5sq.m. 70.0sq.ft.  
**TOTAL: 72.3sq.m. 778.4sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



