



6 Salop Street, Bridgnorth, Shropshire, WV16 4QU

BERRIMAN
EATON

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A two double bedroom fully renovated cottage WITH PARKING conveniently located within High Town and walking distance to the High Street. Much Wenlock - 7.9 miles, Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 14 miles, Stourbridge - 15 miles, Wolverhampton - 14 miles, Ludlow - 19 miles, Birmingham - 27 miles. (All distances are approximate).

LOCATION

Salop Street is set within the conservation area and within walking distance to the bustling High Street and its many amenities. 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

Purchased by a property developer in poor condition, an extensive programme of refurbishment works have been undertaken to extend and improve the living space of this character cottage.

On entering the property the main living space is open plan and incorporates a fitted kitchen, dining and living area with bi-fold doors opening out into the rear garden. The kitchen offers a range of modern units to include matching base cupboards and drawers with work tops over and wall mounted cabinets, inset sink unit and integrated appliances to include a fridge/freezer, oven, ceramic hob with extractor hood above and a dishwasher. A hydraulic trap door leads down steps to a full height cellar where there is water connected offering the provision for a washing machine and an extractor.

Stairs rise to the first floor landing where there is loft access and doors off to the two bedrooms and a contemporary shower room.

OUTSIDE

With a parking space to the rear (accessed from Sainsbury's car park), a footpath leads to the rear garden which is enclosed and has gated pedestrian access. Also accessible is a right of way side access onto Salop Street. The garden has been landscaped with a private patio terrace and steps up to an artificial lawned area for low maintenance.

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

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Lettings Office

01902 749974

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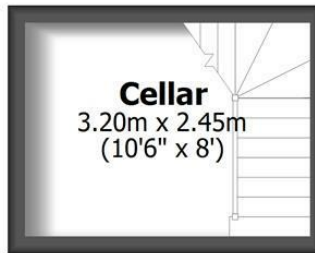
Offers Around
£245,000

EPC:

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.



6 SALOP STREET BRIDGNORTH



Ground Floor



First Floor

HOUSE: 52.7sq.m. 566.7sq.ft.
CELLAR: 7.8sq.m. 84.3sq.ft.
TOTAL: 60.5sq.m. 651.0sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

