



14 West Castle Street, Bridgnorth, Shropshire, WV16 4AB

**BERRIMAN**  
**EATON**



# 14 West Castle Street, Bridgnorth, Shropshire, WV16 4AB

With fabulous views that need to be experienced, this three bedroom home of character, is quietly positioned behind West Castle Street with a garden and stylish interior.  
NO UPWARD CHAIN.

Much Wenlock - 9 miles, Telford - 12 miles, Kidderminster - 14 miles, Shrewsbury - 21 miles,  
Wolverhampton - 14 miles, Birmingham - 27 miles. (All distances are approximate).

## LOCATION

With pedestrian gated access off West Castle Street (behind the Castle Hall), the location is within easy walking distance to the High Street and Castle Gardens. This sought after position provides the freedom to participate on foot to the towns excellent range of facilities that include shops, pubs/bars, cafés and restaurants, along with a selection of primary and secondary schooling, healthcare, hospital, sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks.

## ACCOMODATION

Boasting wonderful views over the town, this stylishly presented home must be viewed to appreciate the character features including gothic styled windows and charming touches throughout. Extended on the ground with a lantern roof, the front door first leads into the dining area with an exposed brick chimney and log burner. There is a recently fitted modern kitchen with incredible views, including a Belfast sink, integrated fridge and an electric oven and hob with extractor hood. A new boiler with a 7 year warranty has been installed (February 2024). Into the living room there is a guest cloakroom with WC, hand basin and a heated towel rail. The extended living room is a bright and modern space with a lantern sky light and French doors leading out onto the garden.

The cellar has recently had a make over with insulated flooring, central heating radiator and power points to create a party room!

On the first floor there is a double bedroom with fitted wardrobe and character windows along with a large family bathroom with a freestanding bath and a large walk in double shower.

A further staircase rises to the second floor landing that again has brilliant views, there is the second double bedroom with painted character beams, and gothic windows. The third bedroom currently offers a flexible space used as a dressing room or home office with views over the town.

## OUTSIDE

To the rear and side of the property there is an easily maintained garden with incredible elevated views, where you can privately enjoy watching over town. The garden combines and patio terrace and lawned garden along with a timber shed for storage. The garden extends down to the rear where there is a further seating terrace enjoying open views. Parking permits are available from the 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 the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Shropshire Council. Tax Band C.  
<https://www.gov.uk/council-tax-bands>

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

## POSSESSION

Vacant possession will be given on completion.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please call our BRIDGNORTH OFFICE.

### 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

01902 326366

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

### Lettings Office

01902 749974

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

### Worcestershire Office

01562 546969

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

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

Offers Around  
£400,000

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.



**14 WEST CASTLE STREET  
BRIDGNORTH**

HOUSE: 96.7sq.m. 1,041.4sq.ft.  
 CELLAR: 15.0sq.m. 161.9sq.ft.  
**TOTAL: 111.7sq.m. 1,203.3sq.ft.**

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



