



46 Severn Street, Bridgnorth, Shropshire, WV15 6BB

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Offering no upward chain, this well presented terraced cottage offers two bedroom accommodation arranged over three floors with an enclosed patio garden to the rear within walking distance to the towns amenities and riverside walks.

Telford - 12 miles, Kidderminster - 13 miles, Stourbridge - 14 miles, Much Wenlock - 9 miles, Wolverhampton - 14 miles, Shrewsbury - 21 miles.
(All distances are approximate).

LOCATION

Severn Street is conveniently located on the eastern side of the River Severn providing easy access to beautiful riverside walks and the countryside footpaths beyond. Local convenience shops include an M&S Foodhall, Co-Op and a Tesco Express, in addition to a broad selection of eateries only a short walk away. It's an easy and scenic stroll over the old town bridge to the historic Conservation Area including links to the bustling High Street and markets with year round events via the Listed Funicular Cliff Railway. Here there are more local attractions and places of interest including a local cinema and theatre along with a good selection of shops, hospital and healthcare services, schooling, sports facilities, restaurants, pubs and cafés. The Severn Valley Steam Railway can be reached on foot through the Castle Gardens.

ACCOMMODATION

Upon entering the property, the lounge features quarry tiled flooring along with an exposed brick fireplace housing a cast iron log burner. Stairs lead off to the first floor with understairs storage. The dining kitchen is positioned to the rear having matching base and wall cupboards with work tops over, sink unit, built in oven with gas hob above and integrated appliances to include a fridge/freezer, microwave, dishwasher and washing machine. From the dining area French doors open out into the courtyard.

Stairs from the lounge rise to the first floor landing where there is a double bedroom with exposed floorboards and a window to the front elevation. Across the landing is a generous sized bathroom comprising a bath, corner shower, WC, wash hand basin and fitted cupboard. From the landing a further staircase rises to the second floor double bedroom with sky lights to the front and rear and fitted wardrobes.

OUTSIDE

The property enjoys a low maintenance paved courtyard to the rear which has pedestrian gated access to Severn Street Carpark where parking permits are available to the residents.

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor.

SERVICES

We are informed by our clients that mains water, electricity, gas and drainage are connected. Verification should be obtained from your surveyor.

COUNCIL TAX

Shropshire Council.
Tax Band: C.

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.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

POSSESSION

Vacant possession will be given on completion.

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

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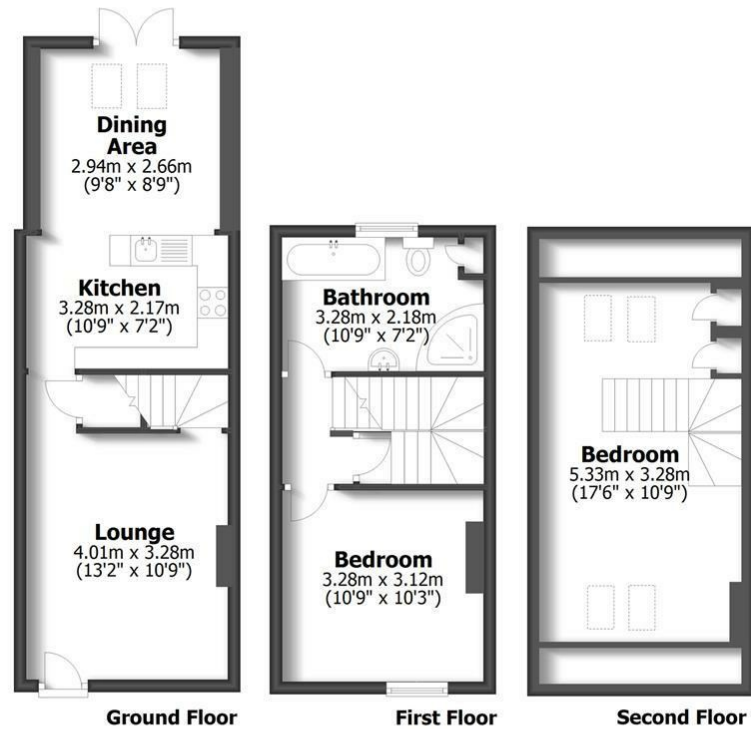
Offers Around
£225,000

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.



**46 SEVERN STREET
BRIDGNORTH**



HOUSE: 80.9sq.m. 870.8sq.ft.
TOTAL: 80.9sq.m.870.8sq.ft.

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

