



25 Greyfriars House Stourbridge Road, Bridgnorth, Shropshire, WV15 6AR

BERRIMAN
EATON

25 Greyfriars House Stourbridge Road, Bridgnorth, Shropshire, WV15 6AR

A superbly appointed two bedroom first floor apartment within this modern development just on the edge of town with allocated parking. Shrewsbury - 21 miles, Much Wenlock - 9 miles, Kidderminster - 13 miles, Telford - 12 miles, Wolverhampton - 14 miles, Stourbridge - 13 miles, Birmingham - 26 miles. (All distances are approximate).

LOCATION

Located in Low Town, this is a highly commutable location between the A442 and A458. Bridgnorth offers many exciting attractions that can be accessed on foot. The historic market town of Bridgnorth offers an abundance of historic buildings and pleasant walkways including the Castle Walk and Gardens. Another notable attraction is the Severn Valley Steam Railway. Within the town there are a wide range of facilities including a diverse selection of shopping, healthcare services and many pubs, cafes, bars and eateries. The town also offers a good selection of schools catering for most age groups together with an array of sports clubs, gyms and leisure centre. 25 Greyfriars House is situated within a popular modern development being within walking distance to the towns amenities and riverside walks.

OVERVIEW

25 Greyfriars House is a first floor apartment, offering stylish, well proportioned and immaculately presented accommodation with Juliet balconies off the bedroom and living area. There are communal grounds to the rear along with allocated parking. The communal entrance benefits from a security intercom system. This apartment is part of the affordable housing scheme.

ACCOMMODATION

The apartment is entered via the reception hall which provides a storage/cloaks cupboard. The kitchen and living area is open plan and enjoys a Juliette balcony to the rear. The kitchen area is fitted with a range of modern units with an integrated oven/grill and electric hob with extractor over and a sink unit with drainer. There is provision for a washing machine and dishwasher. The living area extends off the kitchen with space for a dining area.

From the hall there is access to two double bedrooms with the master bedroom featuring a Juliette balcony. The shower room is fitted with a white suite to include a WC, wash hand basin and a walk in shower.

OUTSIDE

There is an allocated parking space and visitor parking spaces. There are communal grounds to the rear of the property.

S106 AGREEMENT

25 Greyfriars House is subject to a S106 planning condition to assist the local community in making homes more affordable for them to buy in the area. The price of £114,000 reflects the 60% discount as the open market valuation is £190,000. You still purchase and own 100% of the property. Prospective purchasers will need to meet certain 'local needs criteria'. Please contact our office for further details.

TENURE

We are advised by our client that the property is LEASEHOLD. Service and management charges apply at a cost of approximately £1,502.17PA and a ground rent of approximately £225 per annum. 125 year lease from 2012. Verification should be obtained by your Solicitors.

LOCAL AUTHORITY

Shropshire Council.
Tax Band: B.

VIEWING ARRANGEMENT:

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

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.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

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Lettings Office

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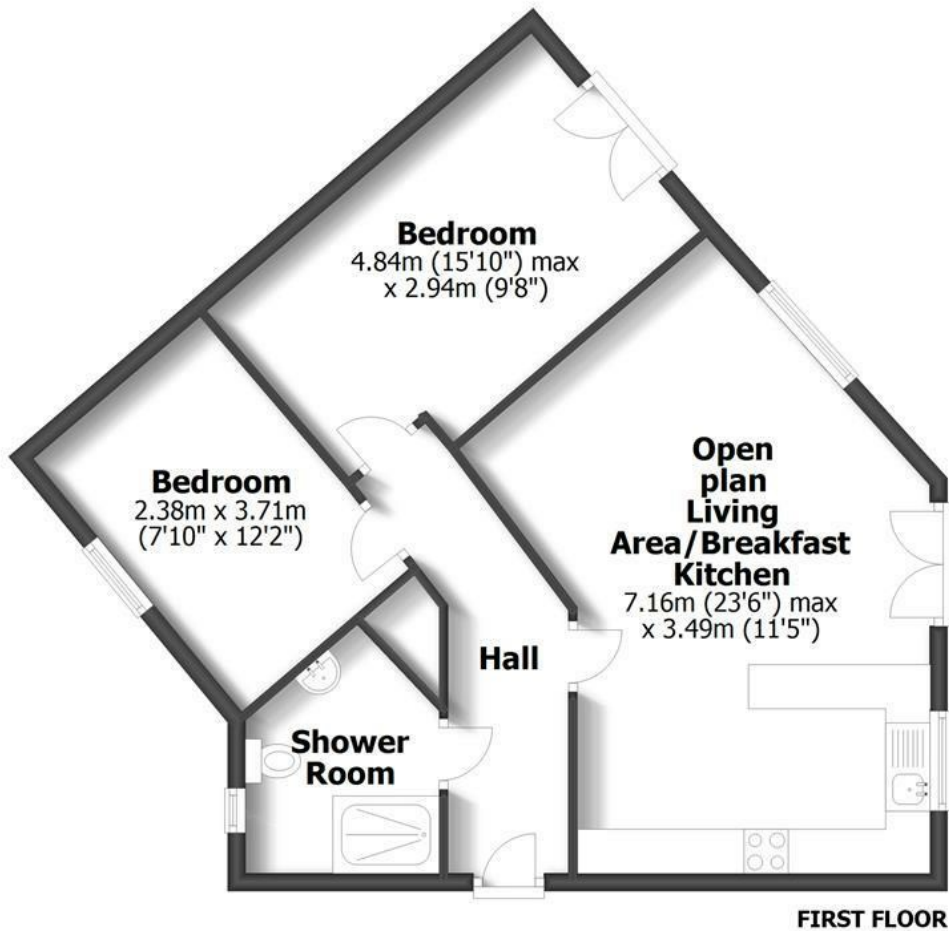
Offers Around
£114,000

EPC: C

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 GREYFRIARS HOUSE

KINGS COURT, BRIDGNORTH



TOTAL: 63.4sq.m. 682.7sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



