



2 Cliff Gardens Cliff Road, Bridgnorth, Shropshire, WV16 4EZ

BERRIMAN
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A greatly improved town centre cottage with permit parking. Having a stunning interior, this three bedroom two bathroom property, has an impressive landscaped garden, great privacy and yet an easy stroll through Northgate to the High Street amenities.

Telford 13 miles - Wolverhampton 14 miles - Shrewsbury 20 miles - Birmingham 29 miles - Stourbridge 15 miles.
(All distance are approximate).

LOCATION

Situated near Bridgnorth's popular and award winning High Street, Cliff Gardens is within walking distance to the Town's amenities including a diverse selection of shops, cafes, pubs, restaurants, theatre and cinema, with further facilities such as the leisure centre, medical facilities and schooling for both primary and secondary ages just a short walk.

ACCOMMODATION

The double fronted cottage has been pristinely kept by the current owners and is presented to an exceptionally high standard with quality kitchen and bathroom fittings.

Entering into the property the hall leads to both reception rooms, the living area is a very generous size with a feature fireplace fitted with a log burner and French patio doors onto the garden. The dining room also has a feature fireplace and is a good size for family dining room with the kitchen beyond. The kitchen is bright and modern with plentiful cupboard space and worktops, there are several integrated appliances including gas hob with extractor hood, oven, microwave, wine cooler, undercounter fridge-freezer, dishwasher and washing machine. From the kitchen there is a further door out to the garden.

Stairs rise to the first floor landing with access to the boarded loft space. The principal bedroom has ample built in mirrored wardrobes a feature fireplace enjoying bright and spacious aspect. There are two further double bedrooms, one with a feature fireplace and the other benefitting from views over the garden. Both the family bathroom and separate shower room are modern and well maintained both with local Craven Dunnill tiles and heated towel rails.

OUTSIDE

To the rear of the property there is a well maintained sizeable private back garden with lawned area, matured planted beds and raised patio area, perfect for al fresco entertaining. From the back garden there is a gated right of way access for bins through the neighbouring garden. Permit parking is available on the road immediately outside or on the Innage Lane Car Park.

SERVICES

We are advised by our client that all mains services are connected. Verification should be obtained by your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

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

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

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£399,950

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.

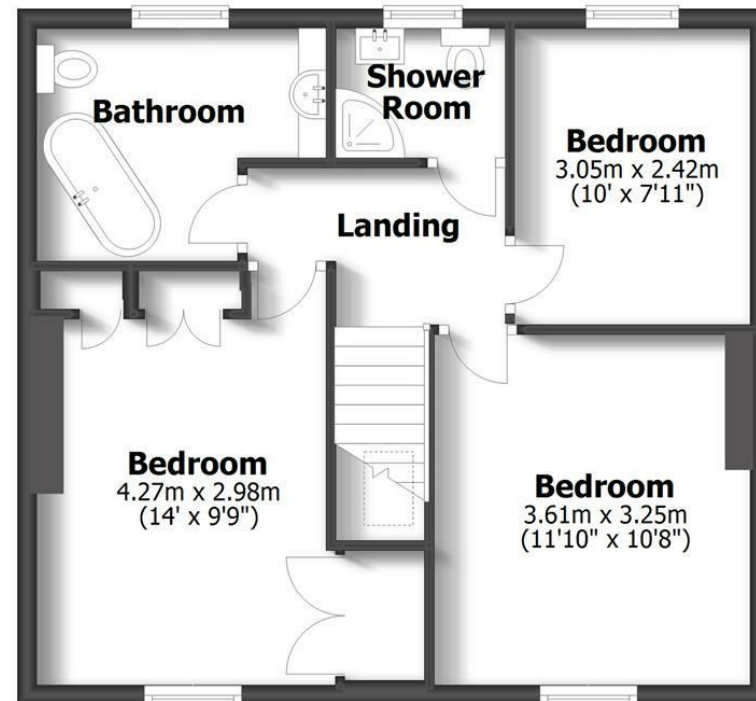


2 CLIFF GARDENS
CLIFF ROAD, BRIDGNORTH

TOTAL: 99.1sq.m. 1.067.1sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

