



28 Whitburn Street, Bridgnorth, Shropshire, WV16 4QN

**BERRIMAN**  
**EATON**



## 28 Whitburn Street, Bridgnorth, Shropshire, WV16 4QN

A much larger terraced home than it appears externally, with three bedrooms, open plan modern accommodation with a Guest WC, conservatory and good garden space to the rear.  
Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 27 miles,  
(All distances are approximate).

### LOCATION

This town centre location gives easy access to participate on foot the towns local amenities, parks and historical places of interest. The market town of Bridgnorth offers an excellent range of facilities including primary and secondary schooling, healthcare services, hospital, a large selection of independent shops, pubs, cafes and restaurants along with an excellent array of sports clubs, leisure centre, theatre and an art deco cinema. There are also many historic attractions such as the vintage Severn Valley steam Railway, River Severn walks and the funicular cliff railway.

### ACCOMMODATION

28 Whitburn Street is a deceptively spacious three bedroom cottage located just off the High Street benefitting from a beautiful enclosed garden to the rear. On entering the cottage, the good sized lounge features a large fireplace housing a log burner and a window to the front elevation. Stairs rise off to the first floor bedrooms providing an under stairs storage cupboard. Open plan off the lounge is the breakfast kitchen, with a quarry tiled floor that extends through to the rear fitted with a range of matching base and wall cabinets, work tops and an inset sink along with the provision for appliances. A window looks out to the side with French doors opening into the conservatory with doors out to the garden. From the kitchen a door opens into the rear hall with a guest WC and stable door to the garden.

To the first floor the landing gives access to a linen cupboard and loft space. There are three bedrooms and a family shower room fitted with a white suite to include a WC, pedestal wash hand basin and a shower.

### OUTSIDE

A stable door gives access to the pretty enclosed rear garden which includes a patio terrace and steps that lead up to a lawned garden beyond.  
The owners presently pay the Cinema £50pcm for a parking permit.

### 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 solicitor. Vacant possession on completion.

### COUNCIL TAX

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

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the 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)

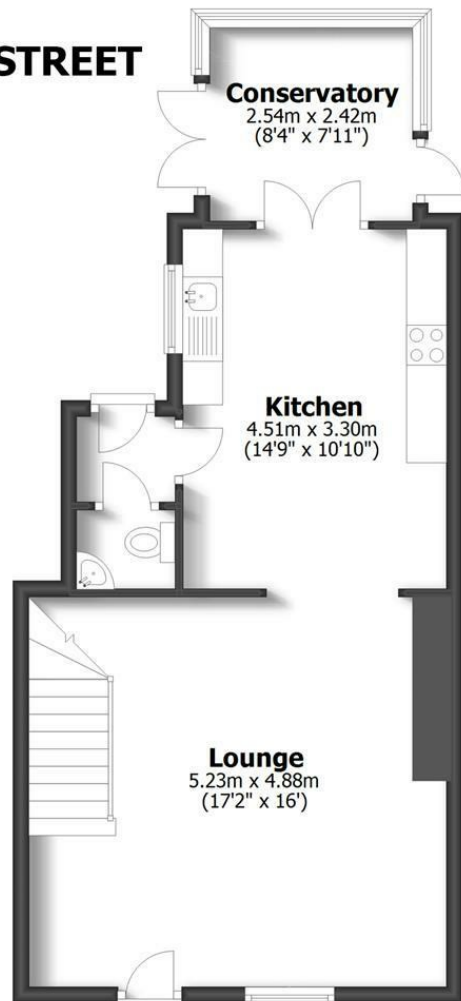
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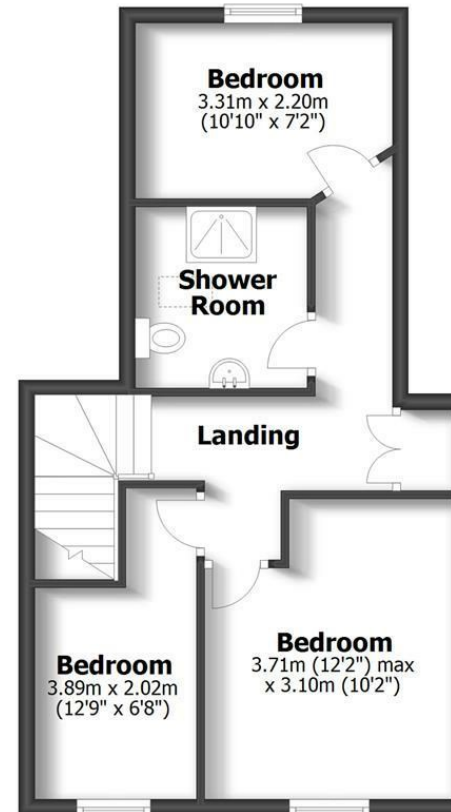
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**28 WHITBURN STREET  
BRIDGNORTH**



**Ground Floor**



**First Floor**

**TOTAL: 91.3sq.m. 983.3sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



