



Kingfisher Cottage, 30 Riverside, Bridgnorth, Shropshire, WV16 4BH

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A pretty character cottage in the Conservation Area accessed by steps well above the river and providing wonderful elevated views across the River Seven and Old Bridge. The location links Riverside walks and the park, with the Cliff Railway that gives instant access into the High Town shopping and Castle Walk.
Much Wenlock - 8 miles, Ironbridge - 8 miles, Ludlow - 19 miles, Telford - 13 miles, Kidderminster - 14 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles.
(All distances are approximate).

LOCATION

Situated elevated on the river front, this very unique location provides the convenience to access on foot the towns excellent range of facilities and an abundance of riverside walks. The historic market town itself offers a good range of amenities to include a variety of shops, pubs, bars and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many local attractions such as the Severn Valley Railway, Bridgnorth Castle and gardens, Northgate museum and the iconic Funicular Cliff Railway all within walking distance.

ACCOMMODATION

Entering into the lounge area the secondary double glazed window has views across the river. There is a feature brick chimney breast with exposed beams and stairs rising up to the first floor. Leading off the lounge the kitchen is positioned to the rear having a tiled floor, window and door to the rear yard and a range of integrated appliances to include a Bosch oven, hob, fridge freezer and plumbing for a washing machine.

Stairs from the lounge rise to the first floor landing having a window to the rear and doors off to a double bedroom having two windows with elevated views across the river and a double fitted wardrobe. The house bathroom is fitted with a suite comprising a WC, hand basin, heated towel and a bath with shower over. Stairs rise to the second floor double bedroom having views over the river, two sky lights with fitted blinds, exposed rafters and a range of fitted wardrobes with a cupboard housing the central heating boiler.

OUTSIDE

Outside to the rear is a pretty enclosed courtyard with steps that lead up to a large cave having good headroom with lights and power connected which could be a useful additional room or storage area.

SERVICES

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

TENURE

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

COUNCIL TAX

Shropshire Council.
Tax Band: B.
www.mycounciltax.org.uk/content/index

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
£260,000

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.

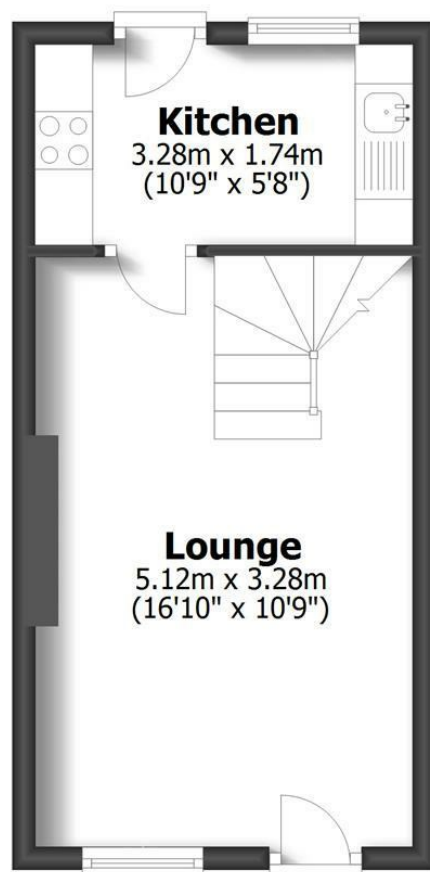
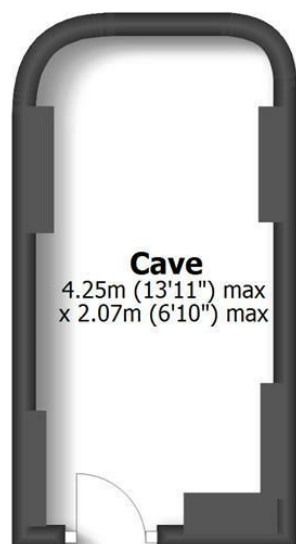


KINGFISHER COTTAGE

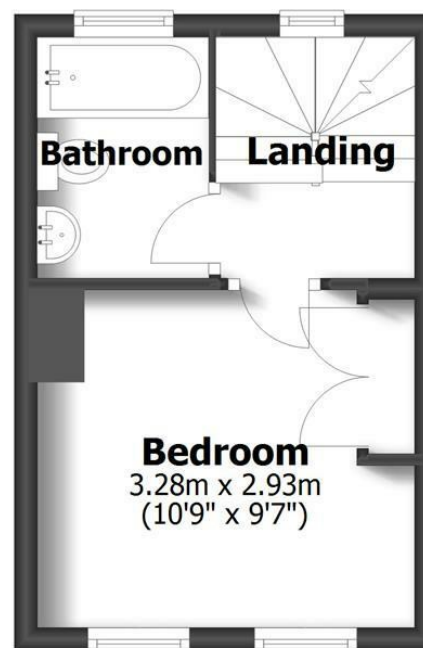
30 RIVERSIDE, BRIDGNORTH

TOTAL: 56.3sq.m. 606.5sq.ft.
(Excluding cave store)

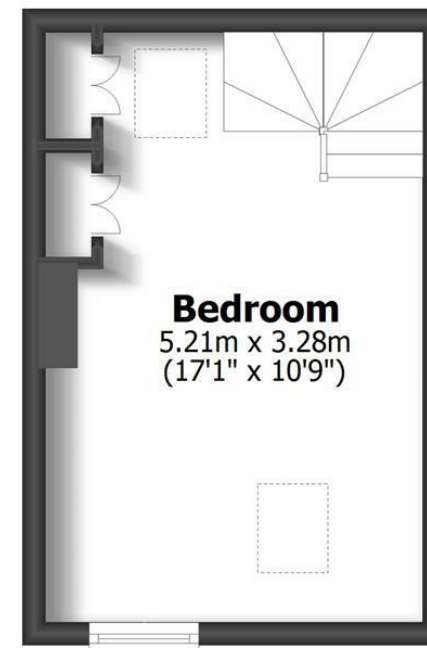
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

