



Sandward Cottage, 47a Cartway, Bridgnorth, Shropshire, WV16 4BG

## Sandward Cottage, 47a Cartway, Bridgnorth, Shropshire, WV16 4BG

Within the Conservation Area, this pretty one bedroom Grade II Listed riverside cottage, has been run as a successful holiday let. Now being offered for sale with no onward chain. The cottage enjoys river views and use of a communal courtyard, walking distance to all amenities and permit parking.

Much Wenlock - 8 miles, Ironbridge - 9 miles, Kidderminster - 15 miles, Telford - 13 miles, Shrewsbury - 21 miles, Wolverhampton - 15 miles, Ludlow - 20 miles, Birmingham - 31 miles.  
(All distances are approximate).

### LOCATION

Set within this picturesque and Historic location, The Cartway is perfectly located for the Riverside cafes, bars and river walks. This special location provides the freedom to participate on foot the towns excellent range of facilities that include shops, pubs and restaurants, along with a selection of primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum and the funicular cliff railway.

### ACCOMMODATION

Entering off Cartway through wrought iron gates, gives shared access into an enclosed communal courtyard. Sandward Cottage is the end terrace with a front door opening into the open plan living area with the kitchen beyond. The floor is laid with engineered oak flooring having two windows to the side elevation enjoying river views. The kitchen is fitted with oak fronted cabinets to include base cupboards and drawers, worktops over, sink unit and a selection of built in appliances to include a gas hob with oven below, extractor hood, fridge, freezer and dishwasher. There is provision for a washing machine, and a wall mounted gas central heating boiler having recently been installed within the last 2 years. Stairs rise to the first floor offering a double bedroom with elevated river views and a fitted bathroom comprising a bath with shower over, concealed WC and wash hand basin with vanity unit below.

### OUTSIDE

There is a shared courtyard terrace with the 2 neighbouring properties. Being block paved, there is a wall boundary and a raised planted border enjoying views of the River Severn. Wrought iron gates give direct access onto Cartway. Permit parking available.

### 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. Grade II listed. Verification should be obtained by your Solicitors.

### COUNCIL TAX

Shropshire Council.  
Tax Band: To be confirmed.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our BRIDGNORTH OFFICE.

### DIRECTIONS

From High town proceed into the High Street and turn left into the Cartway. Continue down Cartway to the bottom where it meets Riverside. The entrance to Sandward Cottage is beyond the black wrought iron gates on the left hand side.

#### Tettenhall Office

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#### Wombourne Office

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£189,000

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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.

**Sandward Cottage  
47a Cartway  
Bridgnorth  
WV16 4BG**

**Approx Overall Floor Area**  
HOUSE: 44.9sq.m. 483.7sq.ft.  
TOTAL: 44.9sq.m. 483.7sq.ft.

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



**Ground Floor**



**First Floor**



