



41 Mill Street, Bridgnorth, Shropshire, WV15 5AG

BERRIMAN  
EATON

## 41 Mill Street, Bridgnorth, Shropshire, WV15 5AG

With two double bedrooms, this Listed cottage has lots of charm with a modern open plan breakfast kitchen leading out to the large the garden. Including a log burner, this cottage is deceptively spacious and private to the rear.

Much Wenlock - 9 miles, Telford - 13 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Ludlow - 21 miles, Wolverhampton - 14 miles, Birmingham - 33 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. Near-by are beautiful riverside walks, Bridgnorth Golf Club, Severn Park and the famous Severn Valley Railway. With its bustling High Street and further amenities to include a hospital and healthcare services, theatre, cinema and many eateries with a good selection of primary and secondary schooling.

### ACCOMMODATION

Entering from the footpath into the main living area having a window to the front elevation with a fitted window seat and log burner installed having a quarry tiled hearth and beam mantle. An old oak door provides access to the staircase whilst the cottage has been enhanced to a more open plan living area having a fitted kitchen with integrated oven, hob and sink unit with a range of base cupboards and wall glass display cabinets. There is space for a fridge and washing machine with a breakfast bar. This more modern part of the cottage has a roof lantern for good natural light and ceiling downlights. Double patio doors lead into the garden. The stairs lead to the first floor landing with window to the rear and double bedroom to the front with exposed timber beams in the wall and ceilings, and a Coalbrookdale fireplace. The bathroom is fitted with a modern suite to include: A P shaped bath and electric shower over, vanity unit with handbasin, WC and matching wall cabinets with mirror. There is natural light from a ceiling roof light. Further stairs lead to the loft bedroom with side window and skylight, also enjoying a wealth of exposed oak beams.

### OUTSIDE

The immediate rear garden is narrow, having a small patio area and log store with a high degree of privacy leading onto a gravel area. It extends down to a much wider, large garden area with a further steel store.

### TENURE

We are advised by our client that the property is FREEHOLD. Grade II listed. Verification should be obtained by your Solicitors.

### SERVICES

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

### COUNCIL TAX

Shropshire Council.  
Tax Band: B

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGMENTS

Viewing strictly by appointment only. Please contact our 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

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#### Worcestershire Office

01562 546969

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

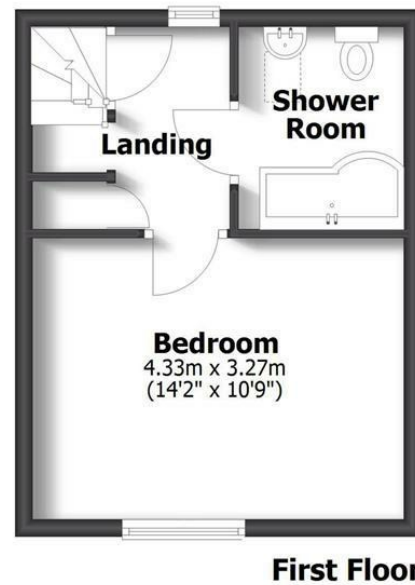
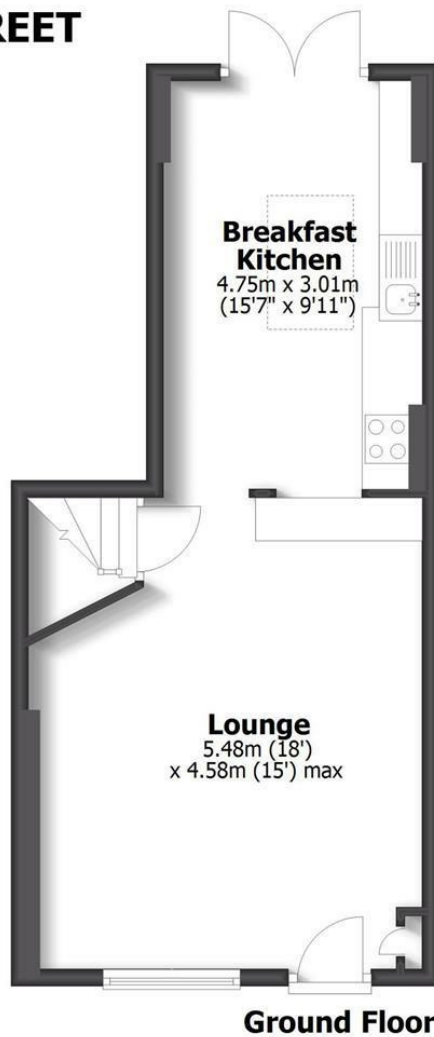
Offers Around  
£230,000

EPC: E

**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.



## 41 MILL STREET BRIDGNORTH



**TOTAL: 83.1sq.m.894.5sq.ft.**

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

