



25 St. Leonards Close, Bridgnorth, Shropshire, WV16 4EJ

BERRIMAN  
EATON

## 25 St. Leonards Close, Bridgnorth, Shropshire, WV16 4EJ

We are acting in the sale of the above property and have received an offer of £345,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. A modern three storey townhouse positioned within the Conservation Area of the High Town overlooking St Leonards Church offering three double bedrooms and an enclosed courtyard garden to the rear. The High Street is close at hand. Permit parking available. Much Wenlock - 8 miles, Ironbridge - 8 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Birmingham - 31 miles. (All distances are approximate).

### LOCATION

St Leonards Close is a sought after High Town location in the centre of this historic market town with views of St Leonard's Church. Tucked away, just off the High Street, this very unique location provides the freedom to participate on foot the towns excellent range of facilities that include a large selection of independent shops, pubs/bars, cafés and restaurants. Along with a selection of primary and secondary schooling, healthcare services, hospital and an array of sports facilities and golf clubs. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks and cycle routes.

### ACCOMMODATION

On entering the property, there is an entrance hallway with stairs leading to the first floor. A door leads into the front-facing lounge, which features a sash window overlooking St Leonards Close and a coal-effect gas fireplace. To the rear, the modern breakfast kitchen benefits from French doors opening into the courtyard. It is well-equipped with matching base and wall units, worktops with a breakfast bar, and integrated appliances including an oven/grill, hob with extractor, wine fridge, dishwasher, and fridge/freezer.

From the hallway, stairs lead to the first floor which offers two generously sized double bedrooms and a contemporary shower room featuring a white suite comprising a WC, pedestal wash hand basin, walk-in shower, and a heated towel rail. A further staircase rises to the second floor, where a useful storage cupboard is located on the landing. A door opens into the principal suite, enjoying direct views of St Leonards Church. The suite is complemented by a stylish en-suite bathroom fitted with a free-standing bath, WC, hand basin, and a corner shower.

### OUTSIDE

French doors from the kitchen open into the rear courtyard, which is paved and enclosed by a walled boundary, offering a pleasant and private outdoor space—ideal for al fresco dining or relaxing.

### 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. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

### COUNCIL TAX

Shropshire Council.  
Tax Band: E.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

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

#### Lettings Office

01902 749974  
lettings@berrimaneaton.co.uk

#### Wombourne Office

01902 326366  
wombourne@berrimaneaton.co.uk

Asking Price  
£375,000

EPC: D

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

**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.

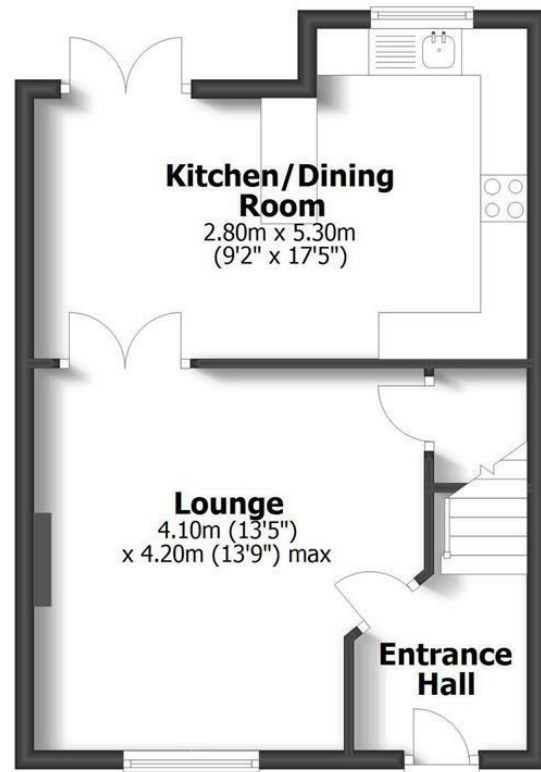


**25 ST LEONARDS CLOSE**  
**BRIDGNORTH**

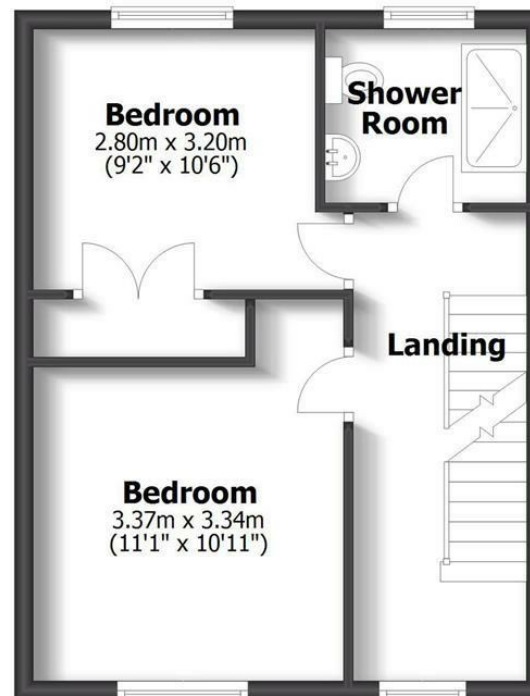
**TOTAL: 103.7sq.m. 1,115.7sq.ft.**

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**



**Second Floor**

