



8 Cliff Road, Bridgnorth, Shropshire, WV16 4EY

BERRIMAN
EATON

8 Cliff Road, Bridgnorth, Shropshire, WV16 4EY

A well presented two bedroom end terrace cottage arranged over three floors, with a private courtyard to the rear being just a short stroll from the town's bustling High Street and amenities.

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

Situated just off the High Street, Cliff Road is within walking distance to the Town's excellent amenities including a diverse selection of shops, cafes, pubs and restaurants along with entertainment to include a theatre and cinema, with further facilities such as the leisure centre, hospital and schooling for both primary and secondary ages.

ACCOMMODATION

On entering the property, the lounge is laid with hard wood flooring having a window looking out to the front aspect and an exposed brick fireplace housing a wood burning stove. A staircase rises to the first floor, while a door leads through into the dining kitchen. The dining area features parquet flooring, a fitted storage cabinet, and a rear-facing window that allows good natural light. The kitchen area extends from the dining space, offering a range of matching base and wall cabinets, worktop space, and a sink unit. It also includes a built-in oven, gas hob, and extractor fan, along with a handy built-in storage cupboard.

A further window and door provide convenient access to the side passageway and private garden.

Ascending from the lounge, the stairs lead to the first floor landing. At the front of the property, is a double bedroom overlooking Cliff Road. Opposite the bedroom is a generously sized house bathroom, stylishly appointed with a white suite comprising a freestanding bath, corner shower, WC, and hand basin with a window to the rear elevation. From the landing, a further staircase rises to the second floor attic bedroom. This double room benefits from two rear-facing skylights proving much natural light, along with a fitted wardrobe for convenient storage.

OUTSIDE

Externally, a shared passageway runs alongside the cottage, providing gated access to a private, enclosed courtyard garden—a charming and low-maintenance outdoor space, enjoying a decked terrace with a corner seating area and an external cold water tap enclosed by a part wall and part fenced boundary.

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 Solicitors.

COUNCIL TAX

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From the High Street, proceed through the Northgate taking the second turning on the right into Cliff Road where the Number 8, is located towards the top end on the right hand side.

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

www.berrimaneaton.co.uk

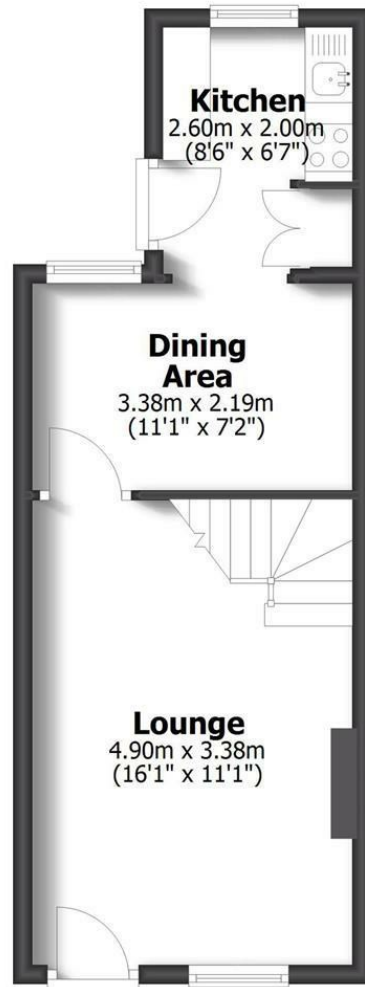
Offers Around
£260,000

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.



8 CLIFF ROAD BRIDGNORTH

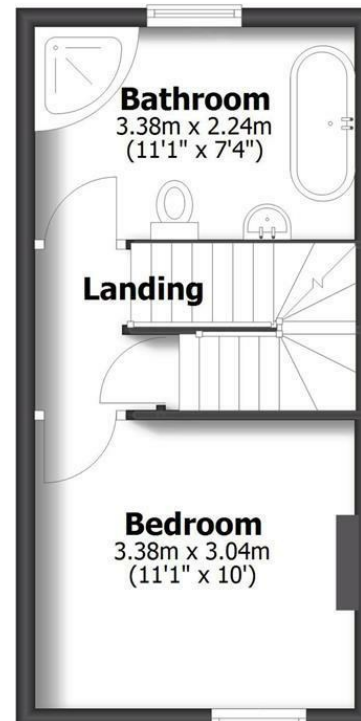


Kitchen
2.60m x 2.00m
(8'6" x 6'7")

Dining Area
3.38m x 2.19m
(11'1" x 7'2")

Lounge
4.90m x 3.38m
(16'1" x 11'1")

Ground Floor

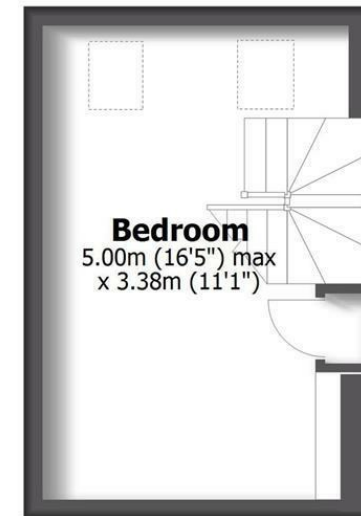


Bathroom
3.38m x 2.24m
(11'1" x 7'4")

Landing

Bedroom
3.38m x 3.04m
(11'1" x 10')

First Floor



Bedroom
5.00m (16'5") max
x 3.38m (11'1")

Second Floor

TOTAL: 70.9sq.m. 762.9sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

