49 Stourbridge Road, Bridgnorth, Shropshire, WV15 5AZ

BERRIMAN
EATON

49 Stourbridge Road, Bridgnorth, Shropshire, WV15 5AZ

Available with no onward chain, this is a fantastic opportunity to update a well proportioned three bedroom home in a sought-after location. Viewing is highly recommended.
Telford - 13.7 miles, Wolverhampton - 14.9 miles, Kidderminster - 13.3 miles, Much Wenlock - 8.8 miles, Shrewsbury - 21.4 miles, Ludlow- 19.8 miles, Birmingham - 28.3 miles. (All distances are approximate).

LOCATION

Located in Low Town, this is a highly commutable location just off the A458. Bridgnorth offers many exciting attractions that can be accessed on foot. Near-by is the Severn Valley Railway, riverside walks and parks along with a good selection of shops, pubs and cafes. Across the bridge the Cliff Railway gives an historical ride up to the High Street with further facilities, pubs and eateries, along with a cinema and theatre. The town offers a thriving community with local markets held at the weekends and themed events throughout the year.

ACCOMODATION

In need of modernisation throughout, the house is ideal for anyone keen to undertake a renovation project. The ground floor comprises a formal lounge, a separate open plan sitting room, dining room with sliding patio doors and kitchen, currently fitted with plentiful cupboard space, Rayburn and provisions for an oven and under counter fridge-freezer and sheltered access out to the garden. There is a separate utility space with downstairs shower WC and sink.

Stairs rise and off the landing the principle bedroom is bright and spacious and currently fitted built in wardrobes. There is a second large double room and third single bedroom. The family bathroom compromises of a bath, WC and sink unit and a cupboard with useful storage space where the combi boiler is located.

OUTSIDE

The driveway offers parking for two vehicles along with the detached garage with an up and over door; there is gated and sheltered side access through to the rear garden. One of the standout features of this property is the large rear garden. Mature and mostly laid to lawn, the garden offers a blank canvas for landscaping and outdoor living improvements or provision for extension STPP.

SERVICES

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

TENURE

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

COUNCIL TAX

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

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

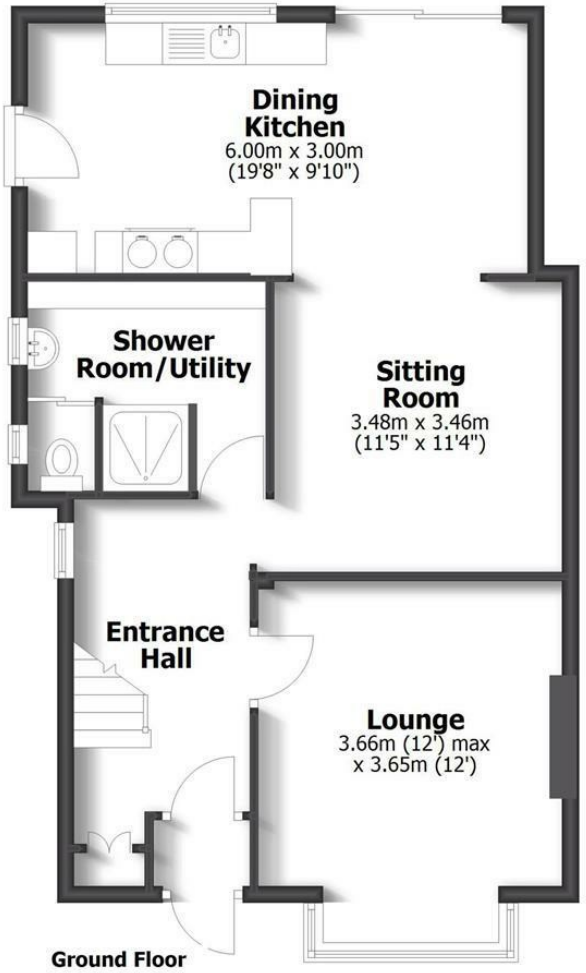
www.berrimaneaton.co.uk

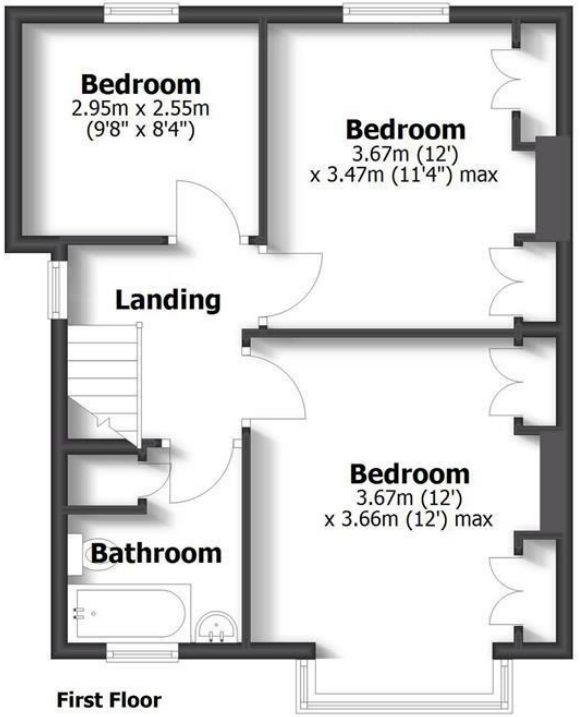
Price Guide
£275,000

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.

49 STOURBRIDGE ROAD
BRIDGNORTH





HOUSE:	108.2sq.m.	1,164.3sq.ft.
GARAGE:	12.4sq.m.	134.0sq.ft.
TOTAL:	**120.6sq.m.**	**1,298.3sq.ft.**

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