



1 Cliff Road, Bridgnorth, Shropshire, WV16 4EY

BERRIMAN  
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A most stylish Town Centre cottage with a chic interior and a private walled courtyard garden. Tucked away in the heart of town, this beautifully presented cottage blends classic charm with contemporary style. Thoughtfully extended on the ground floor, the home boasts two bedrooms and two receptions with wood burning stoves. This cottage is a rare find: stylish, low-maintenance, and just moments from local shops, cafés, and amenities.

Much Wenlock 8 miles - Telford 13 miles - Wolverhampton 14 miles - Kidderminster 15 miles - Shrewsbury 20 miles - Ludlow 20 miles - Stourbridge 15 miles - Birmingham 26 miles.  
(All distance are approximate).

## LOCATION

Situated just off Bridgnorth's popular and award winning High Street, Cliff Road gives the freedom to participate on foot to the Town's excellent range of amenities including a diverse selection of shops, cafes, pubs and restaurants along with a theatre, cinema, leisure centre and the iconic Severn Valley Railway. Further services include medical practises, hospital and schooling for both primary and secondary ages. The town offers a thriving community along with social events and bustling weekend markets held throughout the year.

## ACCOMMODATION

Accessed from Cliff Road, this delightful cottage blends period charm with contemporary living. The dining hall features a tiled floor, traditional sash window to the front elevation, and a beautiful brick fireplace housing a wood-burning stove. A staircase rises to the first floor where the bedrooms are located.

From the dining hall, a door leads into the lounge area, with exposed beams and a second central log-burning stove. This generous living space is partially open to the light-filled breakfast kitchen, designed with both style and function in mind.

The kitchen boasts sleek, seamless units complemented by a contrasting unit housing an inset ceramic sink. High-quality integrated appliances include an oven, microwave, hob, fridge, freezer, and washer dryer. A stunning sky lantern overhead fills the space with natural light, while a bi-folding window and rear door open out to an enclosed courtyard garden catching a glimpse of St Leonards Church.

Stairs from the dining hall lead to the first floor, where the principal double bedroom enjoys a sense of space, having a walk-through dressing area with fitted wardrobes and a skylight providing natural light. The bedroom itself features a rear-facing window offering views of St Leonards Church.

The second bedroom overlooks the front of the property and is well-proportioned, ideal as a guest room or home office. Completing this floor is a generously sized contemporary shower room, beautifully appointed with a walk-in shower, wash hand basin, and WC—all finished to a high standard.

## OUTSIDE

To the rear, the cottage opens out to a delightful walled courtyard that enjoys a peaceful and private aspect. Thoughtfully paved and featuring a built-in bench seat along with a brick-built outdoor fire, the space is perfect for al fresco dining and entertaining throughout the seasons. A pedestrian gate provides direct access onto Moat Street, just a short stroll from the vibrant High Street—offering the best of both privacy and convenience.

## 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. The cottage is in a Conservation Area.

## 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 the BRIDGNORTH OFFICE.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

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

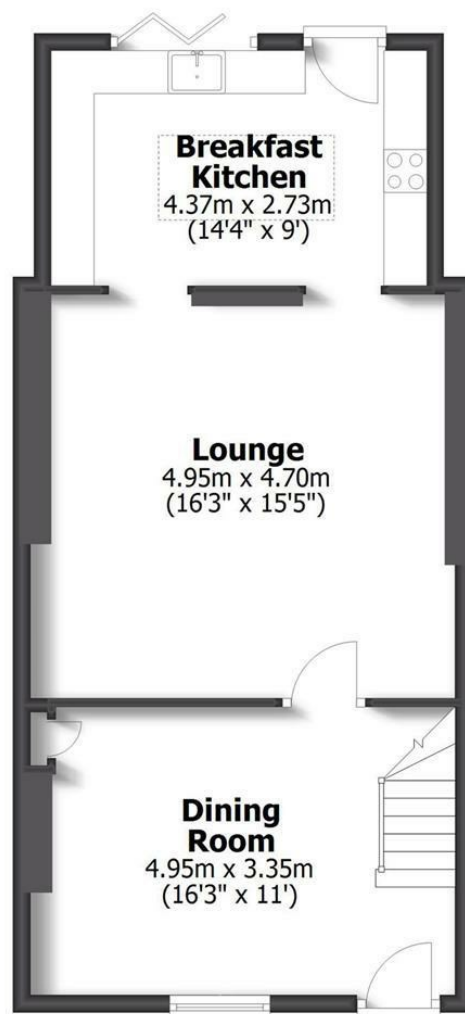
Asking Price  
**£355,000**

EPC: D

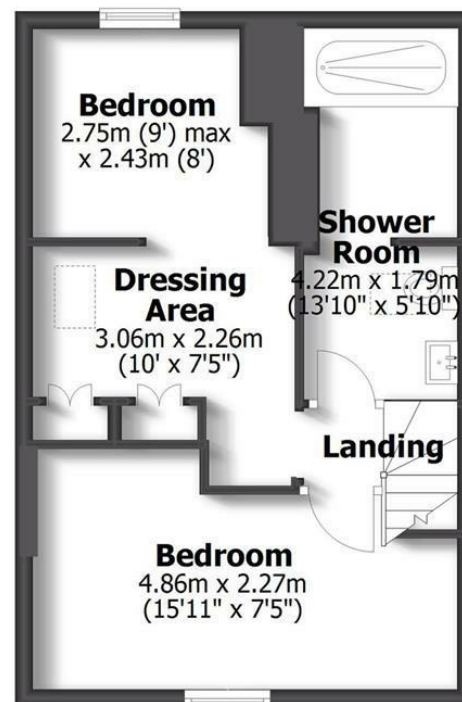
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 1 CLIFF ROAD BRIDGNORTH



Ground Floor



First Floor

**TOTAL: 89.1sq.m.958.6sq.ft.**

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



