



41 Wenlock Rise, Bridgnorth, Shropshire, WV16 5EA

BERRIMAN
EATON

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With three bedrooms and two bath/shower rooms arranged over three floors, this modern end townhouse has a private garden, driveway and a further allocated parking space close to the towns amenities. Bridgnorth High Street - 1 mile, Shrewsbury - 21 miles, Ludlow - 19 miles. Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Stourbridge - 15 miles, Birmingham - 31 miles. (All distances are approximate).

LOCATION

This modern residential development is located just on the edge of the High Town between the vibrant historic market town and Greenbelt countryside. Bridgnorth town is easily accessible to the West Midlands major centres and Shropshire towns. The historic market town itself offers a good range of amenities to include a variety of shops, pubs, cafes and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many local attractions such as the vintage Severn Valley Railway, Bridgnorth Castle and gardens, Northgate museum, theatre, cinema and the iconic Funicular Cliff Railway.

ACCOMMODATION

The front door opens into a entrance hallway, which includes a convenient guest cloakroom fitted with a white WC and a corner wash hand basin. Stairs rise to the first floor. The modern kitchen is well-appointed with matching base and wall units, drawers, an integrated oven and grill, and a gas hob with an extractor hood above. There is an inset sink, a wall-mounted gas central heating boiler, and space for a washing machine, tumble dryer, and fridge freezer. To the rear of the property, the lounge features a charming fireplace housing an electric fire and patio doors that open out to the enclosed rear garden.

On the first floor, the landing includes a useful built-in storage cupboard and stairs rising to the second floor. This level offers two bedrooms and a family bathroom comprising a bath, WC, and wash hand basin.

The second floor is dedicated to the master bedroom suite, which includes a spacious double bedroom, built-in storage, and an adjoining en-suite shower room with a corner shower, WC, wash hand basin, and a skylight to the rear. Loft access is also available.

OUTSIDE

Accessed from the front a path leads to the front door with a driveway providing off road parking to the side. The rear garden is low-maintenance, featuring paving, artificial lawn, slate borders, and a rear gate providing pedestrian access to the private parking area.

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. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: C.

VIEWING ARRANGEMENTS

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

FIXTURES & FITTINGS

By separate negotiation.

DIRECTIONS

Proceed away from Bridgnorth High Street via Salop Street proceeding onto the Wenlock Road. At the mini roundabout turn left into the Wenlock Rise development and continue to follow the road around where 41 Wenlock Rise can be found on the left hand side opposite the communal park.

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

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

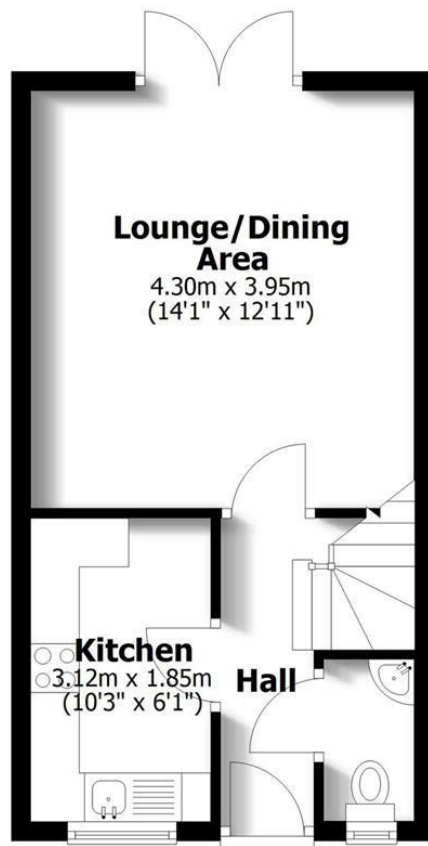
Offers Around
£277,500

EPC: C

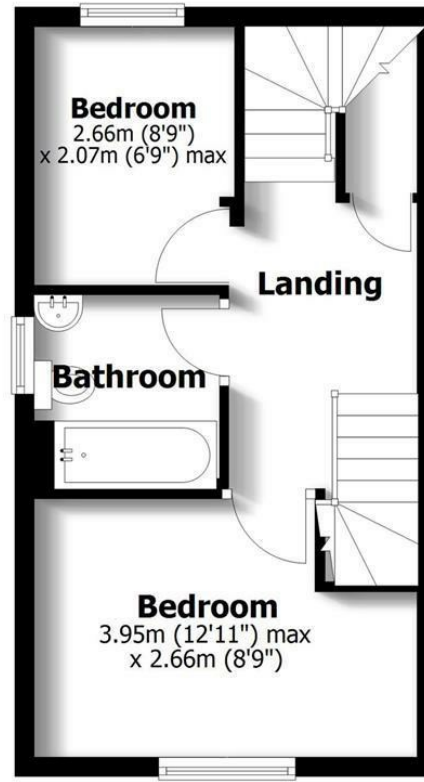
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



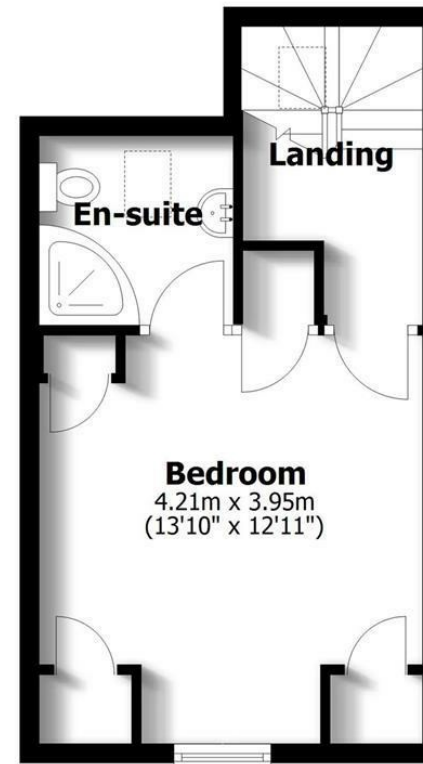
41 WENLOCK RISE BRIDGNORTH



Ground Floor



First Floor



Second Floor

TOTAL: 86.1sq.m.927.1sq.ft.

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

