



36 Bernards Hill, Bridgnorth, Shropshire, WV15 5AS

BERRIMAN  
EATON

## 36 Bernards Hill, Bridgnorth, Shropshire, WV15 5AS

A charming terraced cottage with elevated views. This beautifully presented terraced cottage enjoys an elevated outdoor rear terrace. The accommodation comprises a cosy lounge featuring a log burner and a stylish kitchen with adjoining utility area. Upstairs, you'll find a spacious double bedroom enjoying picturesque outlooks together with a modern shower room. An ideal retreat or first-time buyers. Much Wenlock - 9 miles, Telford - 12 miles, Kidderminster - 13 miles, Ludlow - 20 miles, Shrewsbury - 21 miles, Wolverhampton - 14 miles, Birmingham - 28 miles. (All distances are approximate).

### LOCATION

Superbly Located on Bernard's Hill. Situated between the A442 and A458, Bernard's Hill offers a highly commutable and convenient location. Just a short walk away, the historic market town of Bridgnorth provides a wealth of attractions, including riverside walks, independent shops, tea rooms, traditional pubs, and local amenities.

The iconic Cliff Railway offers easy access to High Town, where you'll find boutique shopping, a cinema, theatre, weekend markets, and a hospital. Also nearby are the renowned Severn Valley Steam Railway, Daniels Mill and the open spaces of Severn Park along the River.

### ACCOMMODATION

Tucked away on the desirable Bernard's Hill, this charming one-bedroom terraced cottage enjoys a peaceful setting just a short walk from Bridgnorth's historic town centre. Elevated above the road, the property is accessed via steps leading to a private entrance.

The front door opens into the lounge featuring an exposed brick fireplace with a cast iron log burner and a front-facing window which provides natural light. Stairs rise to the first floor. To the rear, the kitchen offers matching base and wall cabinets, modern worktops, an inset sink, and integrated ceramic hob with oven beneath. A door leads into the utility area, providing space and plumbing for further appliances, along with access to the external steps leading up to the rear garden terrace.

Upstairs, the first floor landing is brightened by a feature leaded stained glass window to the rear and provides access to a loft space and an airing cupboard. The shower room has been stylishly upgraded with a contemporary white suite, including a walk-in shower, WC, and wash basin, and is complemented by another charming stained glass window. The double bedroom offers two built-in double wardrobes and lovely views over the town to the front aspect.

### OUTSIDE

The cottage benefits from an elevated outdoor rear terrace, accessed via external steps from the utility area. Positioned above the main property, the terrace enjoys a sunny, peaceful aspect.

### SERVICES

We are advised by our client that all mains 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: B  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

Proceed from the High Town crossing over the River Severn continuing through the one-way system into Mill Street. At the island take the 3rd exit passing the petrol station. Just after the traffic lights take a left into Bernard's Hill where number 36 is located a short distance along up on the left hand side.

#### Tettenhall Office

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#### Bridgnorth Office

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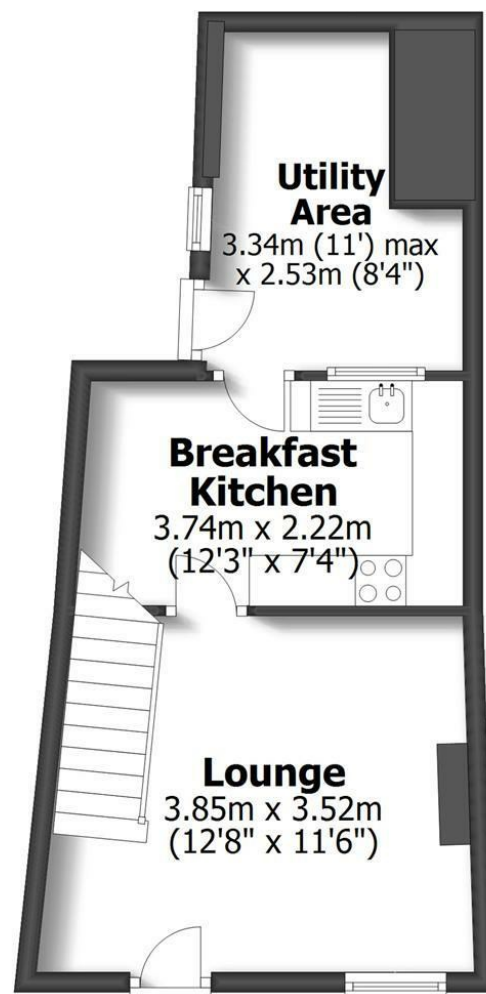
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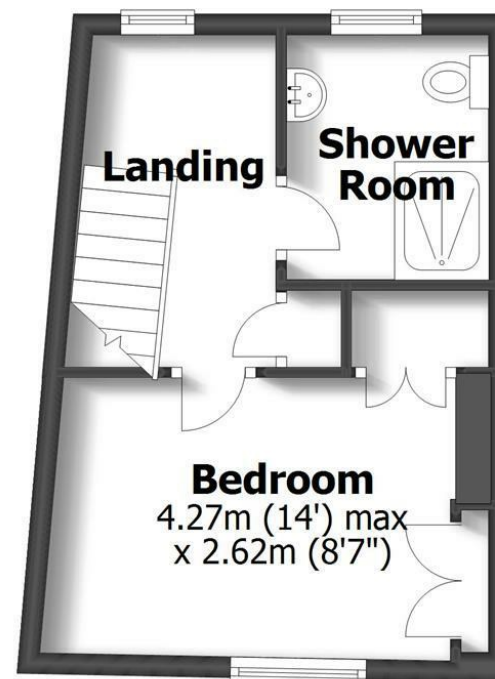
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 36 BERNARDS HILL BRIDGNORTH



**Ground Floor**



**First Floor**

**TOTAL: 54.3sq.m. 584.5sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

