



57 Cartway, Bridgnorth, Shropshire, WV16 4BG

BERRIMAN
EATON

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A charming and characterful Grade II Listed terraced cottage, located on the historic Cartway, within the Conservation Area and just a short stroll from the High Street. The cottage has been renovated and offers well presented two bedroom accommodation arranged over three floors, combining period charm with practical living space. Outside, a small courtyard provides a private seating area. Much Wenlock - 8 miles, Telford - 13 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Wolverhampton - 15 miles, Stourbridge -17 miles. Kidderminster - 14 miles, Birmingham - 31 miles. (All distances are approximate).

LOCATION

Positioned at the bottom of Cartway, this very unique location provides the freedom to participate on foot the towns excellent range of facilities and an abundance of riverside walks being close to the park and riverside walks. The historic market town itself offers a good range of amenities to include shops, pubs and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum and the iconic funicular cliff railway.

ACCOMMODATION

On entering the cottage, the lounge enjoys an outlook onto the Cartway and features an exposed brick corner fireplace. A door provides access to the cellar, and stairs rise to the first floor.

The kitchen is fitted with base cabinets, worktops, and an inset ceramic sink, along with integrated appliances including an oven, hob, and extractor hood. The floor is laid with traditional quarry tiles, which continue through to the adjoining breakfast area. This light-filled space benefits from a sky lantern and a side door opening into the enclosed courtyard.

Beyond the breakfast area is a useful boiler/store room, which in turn gives access to the ground floor bathroom. The bathroom is fitted with a white suite comprising a WC, hand basin, and a bath with shower over.

From the lounge, stairs lead to a spacious first-floor landing that offers versatility as a study, additional sitting room, or dressing area for the adjoining bedroom. This characterful space features an exposed beamed ceiling and a window to the front elevation. A door leads into the first bedroom, which overlooks the rear of the property.

Further stairs rise to the second-floor double bedroom, which boasts a vaulted ceiling, exposed beams, and a window to the front aspect.

OUTSIDE

A door from the breakfast room opens into the small courtyard, which offers a private and enclosed outdoor seating area.

SERVICES

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

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given on completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: C.

VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

Offers Around
£225,000

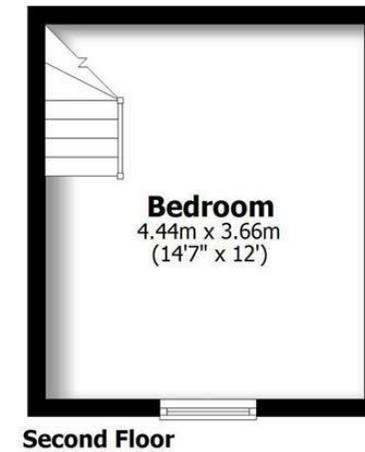
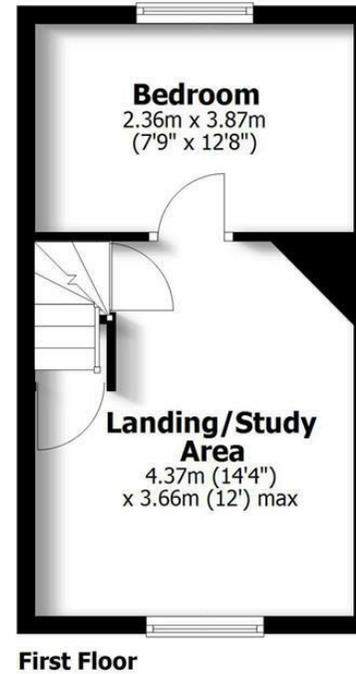
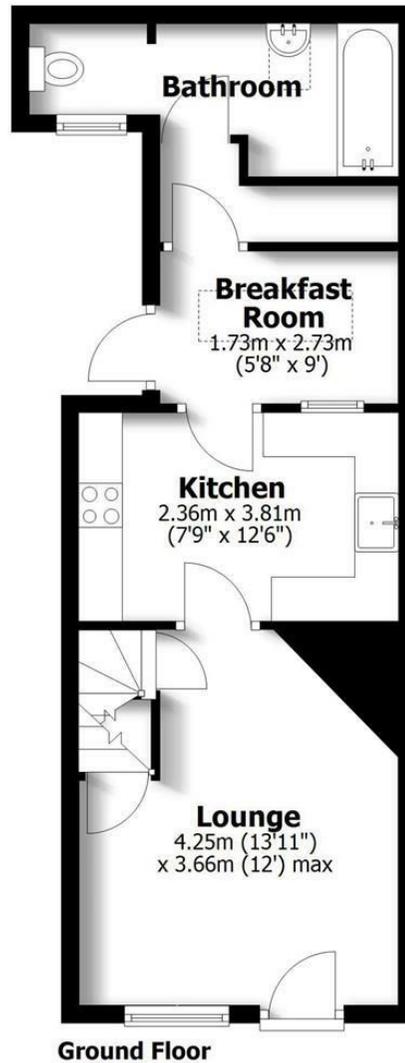
EPC: E

www.berrimaneaton.co.uk

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.



**57 CARTWAY
BRIDGNORTH**



HOUSE: 78.4sq.m. 843.5sq.ft.
CELLAR: 8.9sq.m. 96.2sq.ft.
TOTAL: 87.3sq.m. 939.7sq.ft.

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

