



16 St. Leonards Close, Bridgnorth, WV16 4EJ

BERRIMAN  
EATON



## 16 St. Leonards Close, Bridgnorth, WV16 4EJ

Centrally located in the High Town within the Conservation Area, this terraced cottage enjoys an outlook to St Leonards Church and has a private rear aspect. The property requires further renovation,, presenting an excellent opportunity to create a beautiful home in a sought-after setting. Currently arranged over three floors and a garden to the rear. Permit Parking. Much Wenlock - 8 miles, Ironbridge - 8 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles. (All distances are approximate).

### LOCATION

St Leonards Close is a sought after High Town location in the centre of this historic market town with views of St Leonard's Church. Tucked away, just off the High Street, this very unique location provides the freedom to participate on foot the towns excellent range of facilities that include a large selection of independent shops, pubs/bars, cafés and restaurants. Along with a selection of primary and secondary schooling, healthcare services, hospital and an excellent array of sports clubs. There are also many attractions for visitors such as the Severn Valley Railway, Northgate Museum, Funicular Cliff Railway and River Severn walks and cycle routes.

### ACCOMMODATION

The property was re-wired in 2022 and has a modern, gas central heating system. The front door opens into the lounge, featuring a window overlooking the front aspect and a corner exposed brick fireplace. From here, doors lead to the staircase, an understairs storage cupboard, and the kitchen beyond, which is currently fitted with a sink unit and houses the wall-mounted central heating boiler. A window and door open into the lean-to, which provides a WC and access to the rear garden.

A steep staircase rises from the lounge to the first floor, which offers a spacious shower room and a double bedroom with a window overlooking St Leonards Close.

A further staircase leads to the second floor, accommodating another double bedroom with a dual aspect.

### OUTSIDE

To the rear, the cottage benefits from a good size enclosed garden, providing a private outdoor space.

### SERVICES

We are advised that all main services are installed. 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.

### 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

#### Lettings Office

01902 749974  
lettings@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499  
bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366  
wombourne@berrimaneaton.co.uk

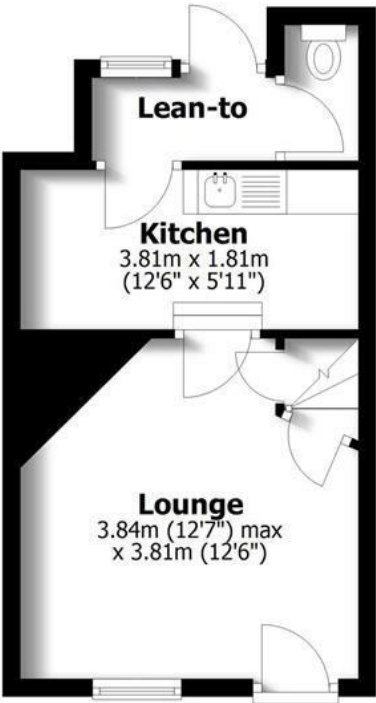
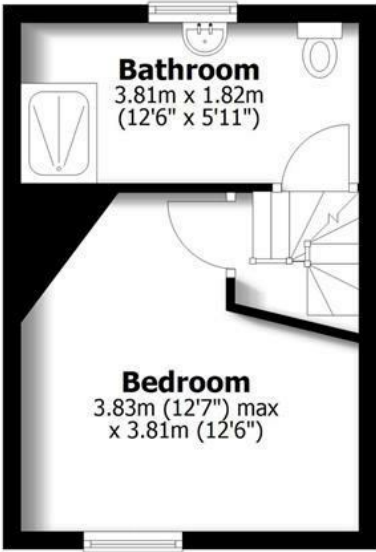
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£200,000

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.

**16 ST LEONARDS CLOSE**  
**BRIDGNORTH**



**TOTAL: 61.9sq.m. 666.3sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





