

2 New Cottages Six Ashes, Bridgnorth, WV15 6EJ

BERRIMAN EATON

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With a large garden, this three bedroom semi-detached home requires some further cosmetic updating and offers spacious accommodation. Having a garage and driveway, the area is an easy commute to the West Midlands and has a pub nearby. NO UPWARD CHAIN - SOLD AS SEEN.
Bridgnorth - 6 miles, Telford - 17 miles, Stourbridge - 9 miles, Wolverhampton - 12 miles, Shrewsbury - 27 miles, Birmingham - 21 miles.
(All distances are approximate).

LOCATION
Situated around 5 miles from the historic market town of Bridgnorth with its wealth of facilities including supermarkets, independent shops, a large variety of restaurants, pubs, bars and cafes. The town also caters for education for all age groups. There is also a medical centre and hospital. From the property there is access to many near-by countryside walks and the local public The village of Bobbington is located just 2 miles away.

ACCOMMODATION
With central heating and double glazed windows, the property was re-wired in 2021, but requires some further updating. Entering through the porch into the hallway, a wide staircase leads to the first floor. To the right is a separate reception room having a window to the front elevation and an open fire. The through lounge area includes a log burner and windows to the front and rear with the door leading into the kitchen (in need of refurbishment) with an integrated oven, hob and extractor hood with plumbing for a washing machine and a pantry cupboard. The kitchen door leads beyond to a downstairs toilet with a hallway giving access to the side garden and drive. There is a further storage cupboard housing the central heating boiler and a further single skinned laundry room beyond.

The first floor landing has an airing cupboard and access to the loft and doors off to three well proportioned bedrooms, two of which have built-in wardrobes. The bathroom is in need of refurbishment, fitted with a bath, handbasin and WC with an electric shower over the bath.

OUTSIDE
This large corner plot has a driveway to the front that leads through gates to the parking area and concrete sectional garage. The large rear garden enjoys a private aspect with mature trees.

SERVICES
We are advised that the property has LPG gas central heating, mains electricity and water connected. Drainage to be confirmed. Verification should be obtained from your surveyor.

COUNCIL TAX
Shropshire Council.
Tax Band: C.
www.mycounciltax.org.uk/content/index

VIEWING
Strictly by appointment only. Please contact our Bridgnorth Office.

TENURE
We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

DIRECTIONS
From Bridgnorth proceed out on the Stourbridge Road (A458). Continue to follow the road passing Rushmere Farm Shop on your left. On approaching Six Ashes crossroads take a left turn just before the Six Ashes Pub where the property can be found along on the right hand side.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£250,000

EPC: E

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.

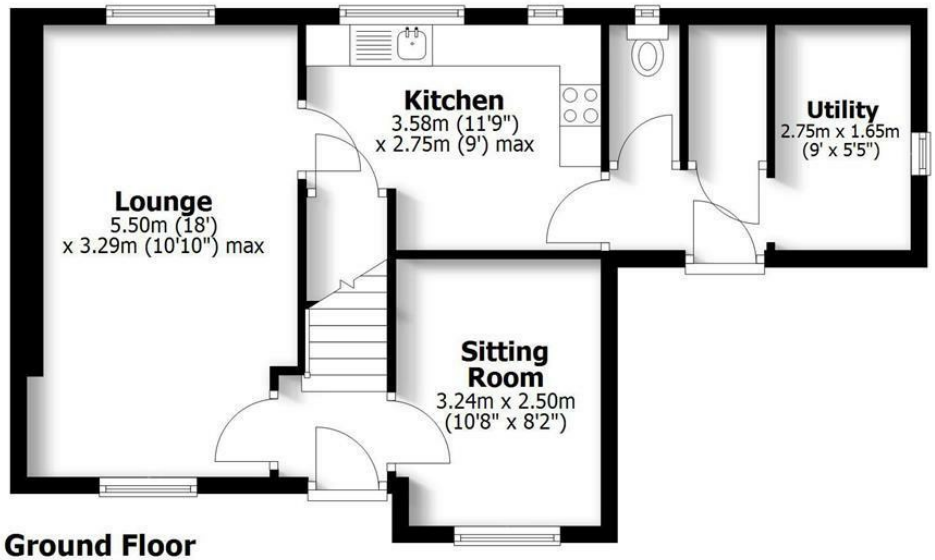




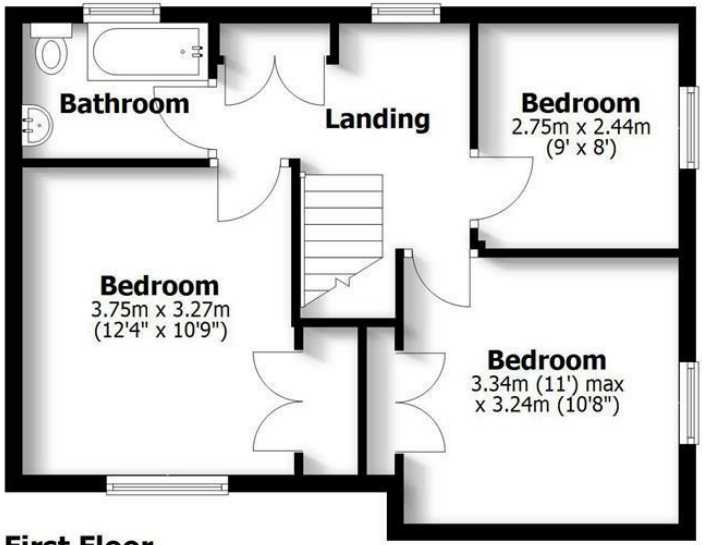

2 NEW COTTAGES
SIX ASHES, BRIDGNORTH

HOUSE:	95.9sq.m.	1,032.0sq.ft.
GARAGE:	14.5sq.m.	156.3sq.ft.
TOTAL:	**110.4sq.m.**	**1,188.3sq.ft.**

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



Ground Floor



First Floor









