



44 Southwell Riverside, Bridgnorth, WV16 4AS

BERRIMAN  
EATON

## 44 Southwell Riverside, Bridgnorth, WV16 4AS

A beautifully presented two storey townhouse enjoying riverfront views, offering spacious three bedroom, two bathroom accommodation. The property also benefits from a driveway, garage, and a mature, low maintenance rear garden. Ideally situated within walking distance of local amenities and scenic countryside walks. Telford - 13 miles, Shrewsbury - 21 miles, Wolverhampton - 15 miles, Stourbridge -17 miles. Kidderminster - 14 miles, Birmingham - 31 miles. (All distances are approximate).

### LOCATION

Situated within a modern riverside development, this uniquely positioned home enjoys a setting that allows residents to easily access the town's excellent range of facilities on foot, as well as an abundance of scenic riverside walks, with the park and golf course close by. The historic market town offers a wide selection of amenities including shops, pubs, and restaurants, together with primary and secondary schooling, healthcare services, a hospital, and various sports and leisure facilities. The area also provides numerous attractions such as the Severn Valley Railway, Northgate Museum, and the iconic funicular cliff railway.

### ACCOMMODATION

From the driveway, steps rise to a covered entrance porch, with a front door opening into the property. The hallway provides access to a guest cloakroom/WC, a dining room to the front enjoying river views, and a kitchen to the rear overlooking the garden. The kitchen is fitted with a range of matching base and wall units, complemented by worktops, a sink unit, and provision for appliances. The lounge is a generous size and features a central fireplace with electric fire. Sliding doors open into the adjoining conservatory, which enjoys a pleasant outlook over the rear garden.

From the hallway, stairs rise to the first floor landing, where there is a large airing cupboard housing the central heating boiler, together with loft access via a pull down ladder.

The principal bedroom is positioned to the front elevation and benefits from a Juliet balcony offering elevated river views, as well as a private en-suite shower room. This versatile room could also be adapted to create an additional first floor reception room if desired. There are two further double bedrooms, both served by the main family bathroom.

### OUTSIDE

A block paved driveway provides off Road parking and access to the single garage, which is fitted with an up and over door, lighting, power points, and a connected water tap. The rear garden is predominantly paved and enclosed by fenced boundaries. Beautifully landscaped for low maintenance, it is well established with a variety of planted shrubs, ornamental trees, and seasonal flowers, providing year Round colour and interest. A pedestrian access gate is located to the rear.

### 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 upon completion. Verification should be obtained by your Solicitors.

### COUNCIL TAX

Council Tax Band: E.  
Shropshire Council.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

From High Town, proceed towards Low Town via Underhill Street. Just before crossing over the bridge turn left onto the Riverside. Continue along where number 44 can be found towards the end on the left hand side.

#### 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

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

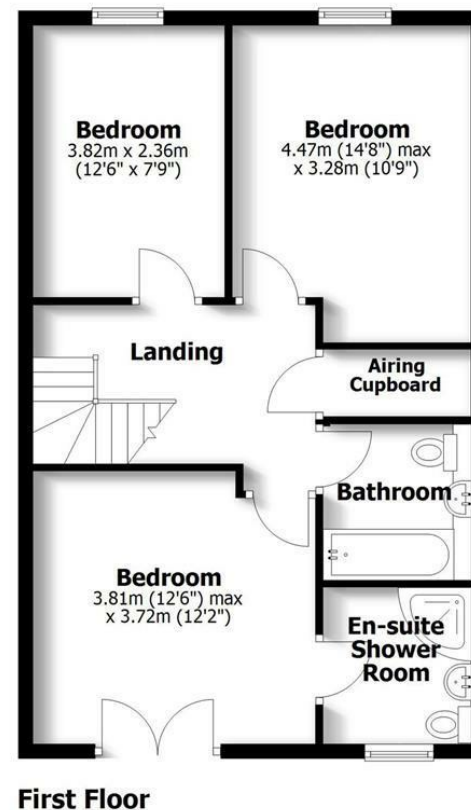
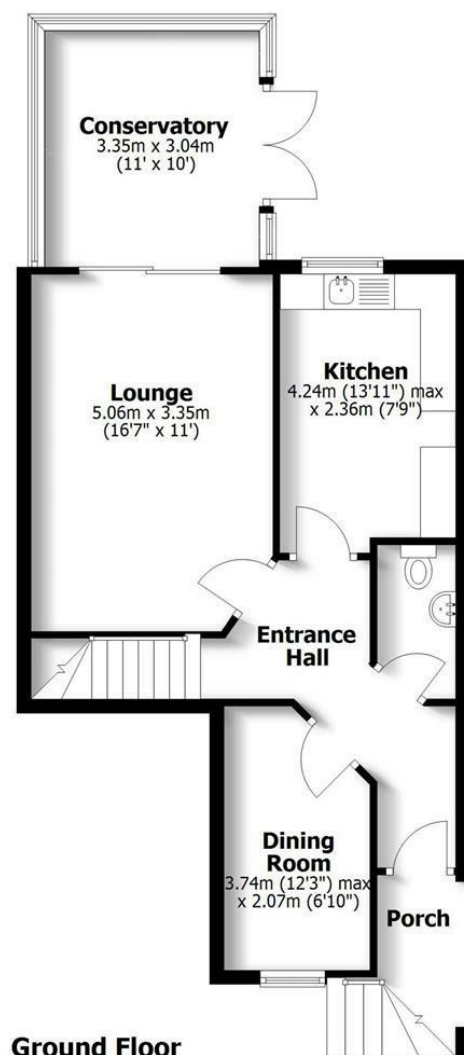
Offers Around  
£399,950

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.



## 44 SOUTHWELL RIVERSIDE



HOUSE: 117.4sq.m. 1,263.6sq.ft.  
GARAGE: 11.7sq.m. 125.7sq.ft.  
**TOTAL: 129.1sq.m. 1,389.3sq.ft.**

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

