



30 Friars Street, Bridgnorth, Shropshire, WV16 4BJ

**BERRIMAN**  
**EATON**

## 30 Friars Street, Bridgnorth, Shropshire, WV16 4BJ

A charming period three storey cottage offering three bedroom accommodation complete with a beautiful garden terrace enjoying elevated views of the River Severn and ideally situated with convenient access into the historic High Town.

Telford - 12.9 miles, Shrewsbury - 22.3 miles, Kidderminster - 14.4 miles, Wolverhampton - 14.6 miles, Stourbridge - 15.6 miles, Birmingham - 27.7 miles.  
(All distances are approximate).

### LOCATION

Quietly positioned within easy walking distance to all amenities including the High Street, this central location provides the freedom to participate on foot the towns excellent range of facilities that include primary and secondary schooling, healthcare, hospital, post office, places of interest and a large selection of shops, public houses, eateries and sports facilities. There are also many other local attractions such as the Severn Valley Railway, River Severn walks and the Cliff Railway.

### ACCOMMODATION

Positioned within a conservation area, 30 Friars Street is a charming Grade II listed, three storey cottage retaining many original features throughout.

A door leads to a side passage giving access to the front entrance. Entering into the property, the kitchen offers a tiled floor with exposed timber beams, windows to the side aspects, Belfast sink and a selection of matching base and wall cabinets with granite work tops over. There is provision for appliances to include a washing machine, dryer, fridge, freezer, dishwasher and a Rangemaster cooker. The living room features a wonderful period inglenook fireplace housing a log burner, two sash windows to the front aspect and a door giving access to the cellar.

A staircase rises to the first-floor landing, where there is a loft room providing useful storage, alongside the principal bedroom and the family bathroom. The bathroom is fitted with a contemporary white suite comprising a WC, wash hand basin, freestanding bath, and a separate walk-in shower. Additional features include a heated towel rail, exposed beams, and a sash window to the front elevation. From the landing, a further staircase rises to the second floor, where the landing offers versatility as an ideal study or occasional bedroom. This level also leads to two further bedrooms and a separate WC.

### OUTSIDE

The property is accessed via a side passageway, over which the neighbouring property has a right of way. The tiered garden is thoughtfully designed, offering a Mediterranean feel with whitewashed walls and elevated terraces enjoying views towards the River Severn. Designed for ease of maintenance, the garden incorporates a paved patio and a decked seating area, creating an ideal space for outdoor relaxation and entertaining.

### SERVICES

We are advised by our client that all main services are connected. Verification should be obtained from your surveyor.

### TENURE

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

### COUNCIL TAX

Shropshire Council. Tax Band D.

### FIXTURES AND FITTINGS

By separate negotiation.

### DIRECTIONS

From the High Street, pass the Town Hall on your right. Take the following left down the Cartway and where the road forks bear down to the left. Continue straight on which takes you into Friars Street. Continue a short way down where the property is positioned on the right hand side and approached by steps leading to the riverside called Friars Loade. Enter on foot through the first gate on the right where, 30 Friars Street is the second property along having right of way over the neighbouring properties. Parking permits are available from Shropshire Council.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Lettings Office

01902 749974

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#### Bridgnorth Office

01746 766499

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#### Wombourne Office

01902 326366

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

Offers Around  
£395,000

EPC:

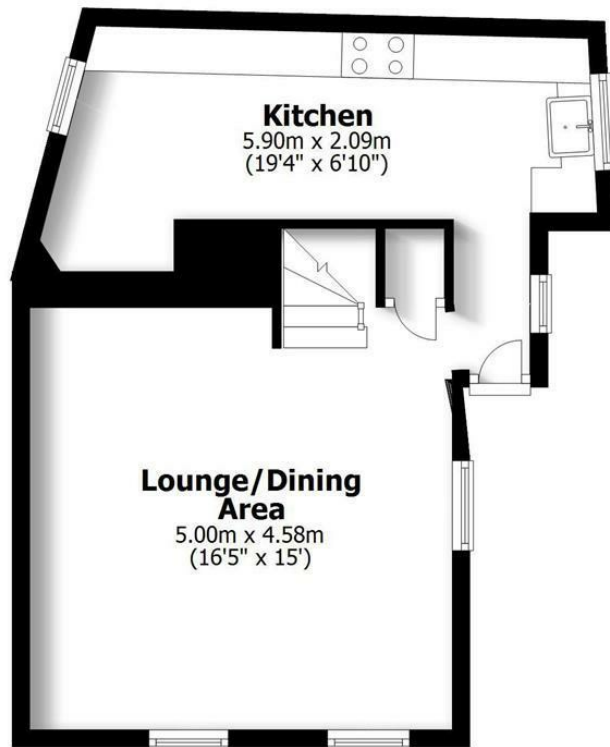
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



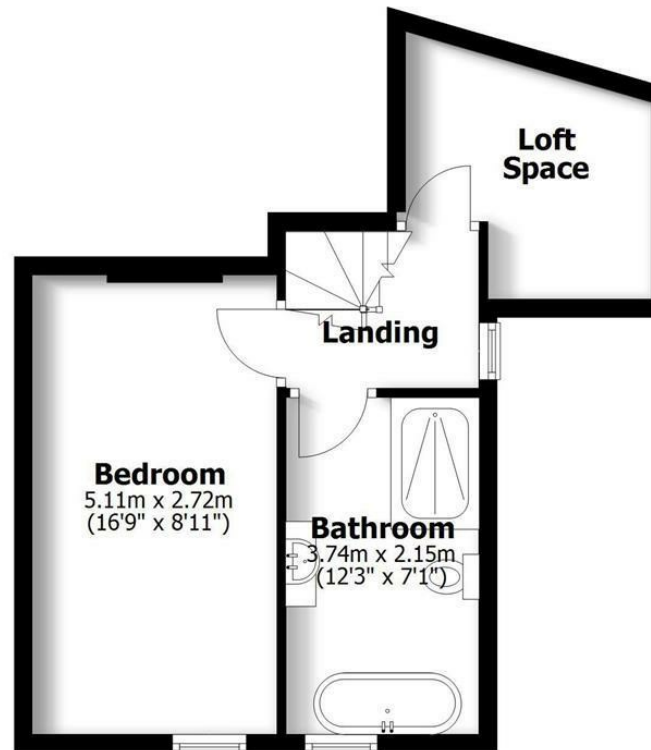
**30 FRIARS STREET  
BRIDGNORTH**

**TOTAL: 101.5sq.m. 1,092.2sq.ft.**

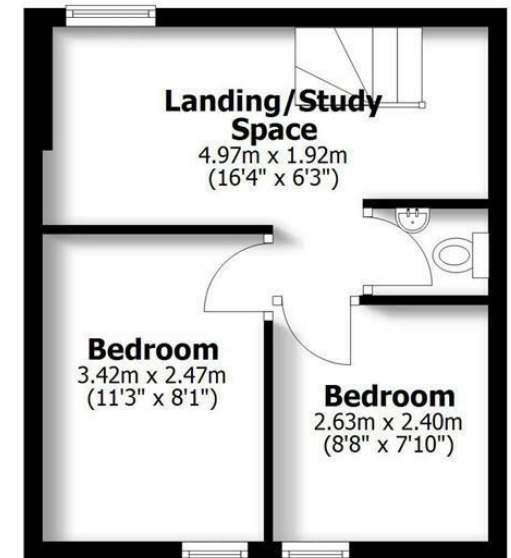
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**

