



4 Danesford, Bridgnorth, Shropshire, WV15 6QD

BERRIMAN  
EATON

## 4 Danesford, Bridgnorth, Shropshire, WV15 6QD

An attractive Grade II Listed semi detached property located on the outskirts of Bridgnorth, offering characterful three bedroom accommodation. Sympathetically restored, this cottage makes a lovely home with beautifully maintained gardens and a private driveway providing off-road parking. The location is near to walks along the River Severn. Kidderminster - 13 miles, Telford - 13 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Wolverhampton - 15 miles, Stourbridge - 14 miles, Birmingham - 30 miles. (All distances are approximate).

### LOCATION

Danesford is situated to the south of the historic riverside market town of Bridgnorth and is ideally positioned for commuters travelling to the West Midlands. The property lies just under two miles from from Bridgnorth's vibrant High Street, which offers an excellent range of amenities and services.

Bridgnorth is renowned for its many attractions, including the iconic Severn Valley Railway, the historic Bridgnorth Cliff Railway and the picturesque River Severn. The town provides a wide variety of facilities, including independent shops, cafés, pubs, restaurants, leisure and sporting amenities, as well as healthcare services. The surrounding area offers an abundance of beautiful countryside and riverside walks, with numerous opportunities for outdoor pursuits along the River Severn. The locality is also well served by a selection of both state and independent schools, making it an attractive choice for families."

### ACCOMMODATION

Approached from the rear via the attractive garden, a door opens into the rear hall, which provides access to the guest cloakroom/WC and houses the central heating boiler.

The kitchen is fitted with a range of base and wall mounted units with work surfaces over, incorporating a sink unit, built-in oven, hob with extractor hood above, and space for a dishwasher. Leading from the kitchen is a useful walk-in pantry/utility room with a quarry-tiled floor and plumbing for a washing machine. A further door provides access to the cellar. The kitchen flows through to the dining area, which enjoys views over the garden and benefits from windows and a door opening directly onto the rear patio and gardens. The lounge enjoys a dual aspect, exposed ceiling beams and a feature fireplace housing a Stovax wood-burning stove, creating an attractive focal point to the room. To the front of the property is the original entrance hall, with staircase rising to the first floor and a door leading into the sitting room, which features a traditional cast iron fireplace.

On the first floor, the principal bedroom is a generous double room enjoying views to both the front and rear elevations, together with fitted drawer units and a walk-in wardrobe. There are two further well-proportioned bedrooms, served by the family bathroom. The bathroom is accessed via steps down and is fitted with a white suite comprising a WC, wash hand basin and panelled bath with shower over.

### OUTSIDE

The property is approached via an unadopted track, shared with two neighbouring properties, leading to a private parking area situated to the rear of No. 4 Danesford. Gated access opens into the beautifully maintained and mature gardens, which are a particular feature of the property. The gardens boast an abundance of mature trees, shrubs and well-stocked flower borders, creating a high degree of privacy and a delightful setting.

A winding pathway meanders through the gardens that includes a lawn, patio terrace ideal for outdoor entertaining, and an attractive ornamental pond. The pathway continues around to the front garden, which is enclosed by traditional iron railings and complemented by established planted borders, providing colour and interest throughout the seasons.

### TENURE

We are advised that the property is FREEHOLD and Grade II Listed. Verification should be obtained from your solicitor.

### SERVICES

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

### COUNCIL TAX

Shropshire Council.  
Tax Band: D.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

Leaving Bridgnorth heading out on the A442, continue along and just after passing the post box, there is an unadopted ack on the right, before Danesford Grange Residential care. Turn into the track where No.4 Danesford can be found immediately 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

wombourne@berrimaneaton.co.uk

Asking Price  
**£485,000**

EPC:

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

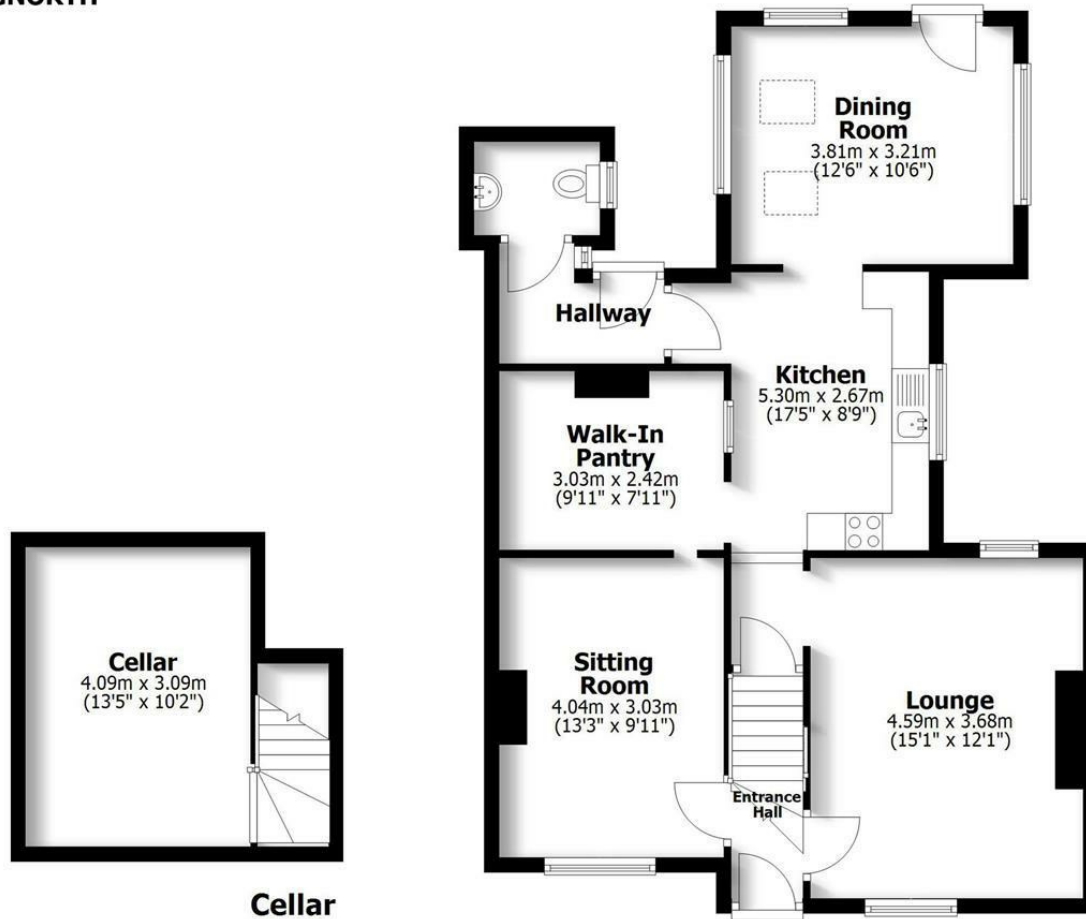
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



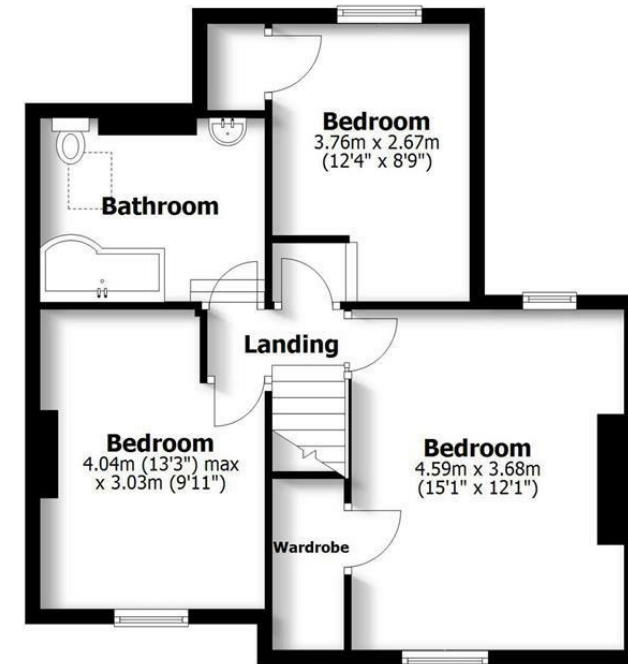
**4 DANESFORD  
BRIDGNORTH**

HOUSE: 125.7sq.m. 1,352.8sq.ft.  
 CELLAR: 14.8sq.m. 159.6sq.ft.  
**TOTAL: 140.5sq.m. 1,512.4sq.ft.**

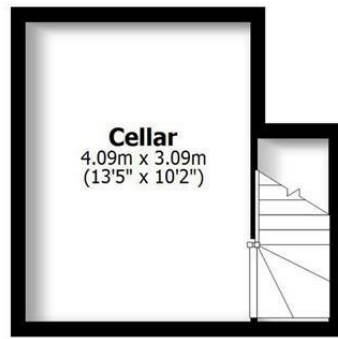
INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Cellar**

