



27 Whitburn Street, Bridgnorth, WV16 4QN

BERRIMAN
EATON

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Sympathetically restored by the current owners, this charming Grade II listed cottage enjoys a central location just off the High Street and offers stylish, immaculately presented accommodation throughout, including two bedrooms, two reception rooms, and a beautifully enclosed rear garden.

Much Wenlock - 8 miles., Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 27 miles, (All distances are approximate).

LOCATION

This town centre location, is within the conservation area and provides easy access on foot to the town's many amenities, parks, and historic places of interest. The market town of Bridgnorth offers an excellent range of facilities, including primary and secondary schools, healthcare services, a hospital, and a wide selection of independent shops, pubs, cafés, and restaurants. There is also an excellent array of sports clubs, a leisure centre, theatre, and Art Deco cinema. Bridgnorth is rich in history and attractions, including the Severn Valley Steam Railway, picturesque walks along the River Severn, and the town's famous Bridgnorth Cliff Railway.

OVERVIEW

The cottage has undergone a comprehensive programme of refurbishment, carefully undertaken to preserve its character and Grade II listed status. Improvements include complete rewiring and replumbing, the installation of a new boiler, and traditional lime plaster to the internal walls. The interior has been stylishly updated in a neutral palette, enhancing the character of the exposed beams and stonework throughout.

ACCOMMODATION

Upon entering the property, the lounge overlooks the front elevation and features quarry filed flooring which extends to the ground floor living, exposed ceiling beams, a substantial exposed brick fireplace housing a wood-burning stove, and bespoke fitted cabinetry providing media storage. A turning staircase rises to the first floor, with a useful boot and cloak area beneath. Leading from the lounge is the dining room, which also enjoys quarry tiled flooring and a window overlooking the front aspect. To the rear of the property is the kitchen, fitted with a range of matching wall and base units with work surfaces over, an inset sink unit, built-in oven, gas hob, and extractor hood. A window and stable door provide access to the rear garden. Adjoining the kitchen is a practical utility room offering additional storage and worktop space, provisions for laundry appliances, and a cupboard housing the central heating boiler.

The exposed oak staircase rises to the first-floor landing, which provides access to two bedrooms, a versatile study/dressing room, and the bathroom. The bathroom is fitted with a white suite comprising a raised freestanding bath with shower over, WC, and pedestal wash hand basin. A built-in cupboard provides useful additional storage.

OUTSIDE

The rear garden enjoys a private and sunny aspect, with a paved terrace extending directly from the kitchen and steps leading up to a level lawn enclosed by fencing. The garden also benefits from a timber shed and a brick-built outbuilding, both providing excellent storage space.

SERVICES

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

TENURE

We are advised by our client that the property is FREEHOLD. The property is Grade II listed and within the towns conservation area. Vacant possession will be given upon completion. Verification should be obtained by your solicitor.

COUNCIL TAX

Shropshire Council,
Tax Band: B.
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE to arrange your appointment.

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

Asking Price
£285,000

EPC: C

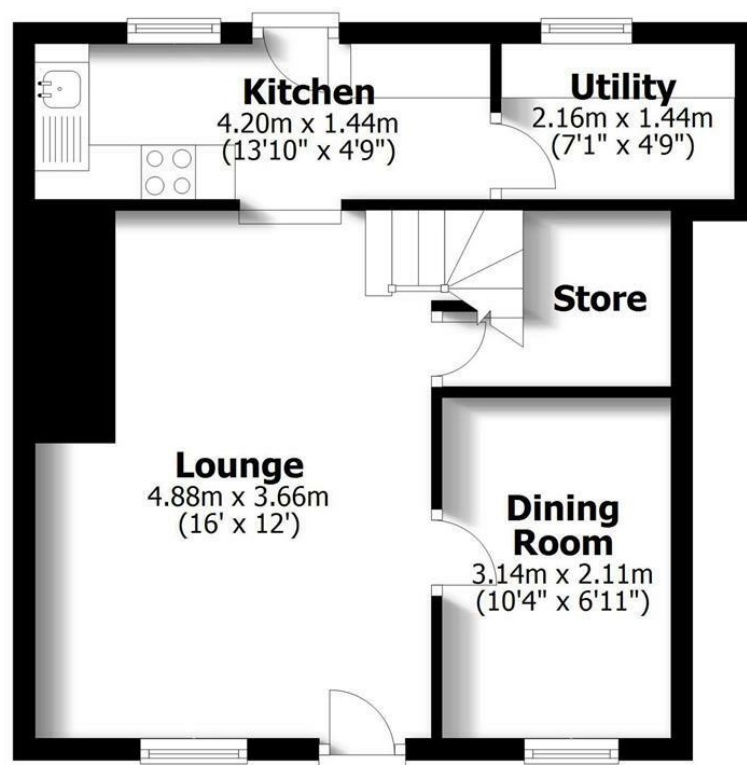
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



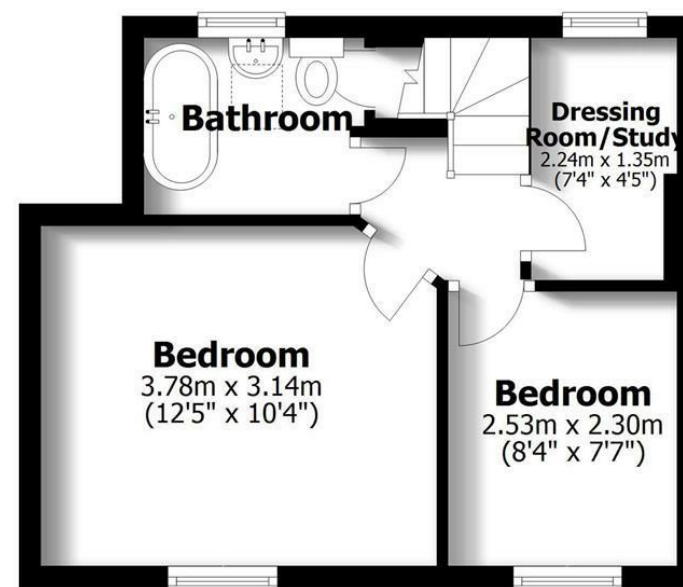
27 WHITBURN STREET BRIDGNORTH

TOTAL: 65.5sq.m. 704.9sq.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

