12 Fairfield, Tasley Park, Bridgnorth, Shropshire, WV16 4RY

BERRIMAN EATON

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This first floor maisonette has a double bedroom and spacious layout with good storage, parking space and enclosed rear garden. Located towards the edge of Town, there are nearby bus services and local amenities. NO UPWARD CHAIN.
Bridgnorth High Street - 1 mile, Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

This well positioned first floor flat is located in a popular residential area, conveniently close to bus routes, local shops on Sydney Cottage Drive, and the wider range of amenities available in High Town.

Bridgnorth is a charming and picturesque market town offering an excellent selection of shops, cafés, post offices, pubs, and restaurants. The town also benefits from highly regarded primary and secondary schools, sports and leisure facilities, healthcare services, and a variety of local attractions, including the historic Severn Valley Railway, the River Severn, and popular weekend farmers' markets. The property is offered with no onward chain, to cash buyers only due to the lease term.

ACCOMMODATION

Upon entering through the front door, there is a small hallway with stairs leading to the first floor accommodation.

The kitchen is fitted with matching base and wall units, worktops, a sink unit, and a built-in oven/grill with a gas hob and extractor hood above. There is also space and plumbing for a washing machine. A window looks out to the front elevation. Leading off the kitchen is a spacious lounge/dining area with windows also overlooking the front elevation.

To the rear of the property is a double bedroom and a shower room comprising a white suite, including a WC and wash hand basin set within a vanity unit, together with a tiled shower cubicle.

OUTSIDE

To the rear is a private enclosed garden area, which offers low maintenance upkeep, secured with a picket fence boundary. From here a pathway leads to the parking area where 12 Fairfield has allocated parking.

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 LEASEHOLD with 62 years left remaining on the lease. Ground Rent approximately £30 paid half yearly. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: B.
www.mycounciltax.org.uk/content/index

VIEWING ARRANGEMENTS

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

DIRECTIONS

From the Bridgnorth office proceed to the High Street and turn left through the Northgate. Continue straight over the mini island and fork left onto Innage Lane passing St Leonards Primary School. At the junction, turn right onto Victoria Road and then left into Hook Farm Road. Follow the road along taking a right turn into Abbeyfield then left into Fairfield where the property can be found a short distance along on the right hand side. Parking to the rear.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

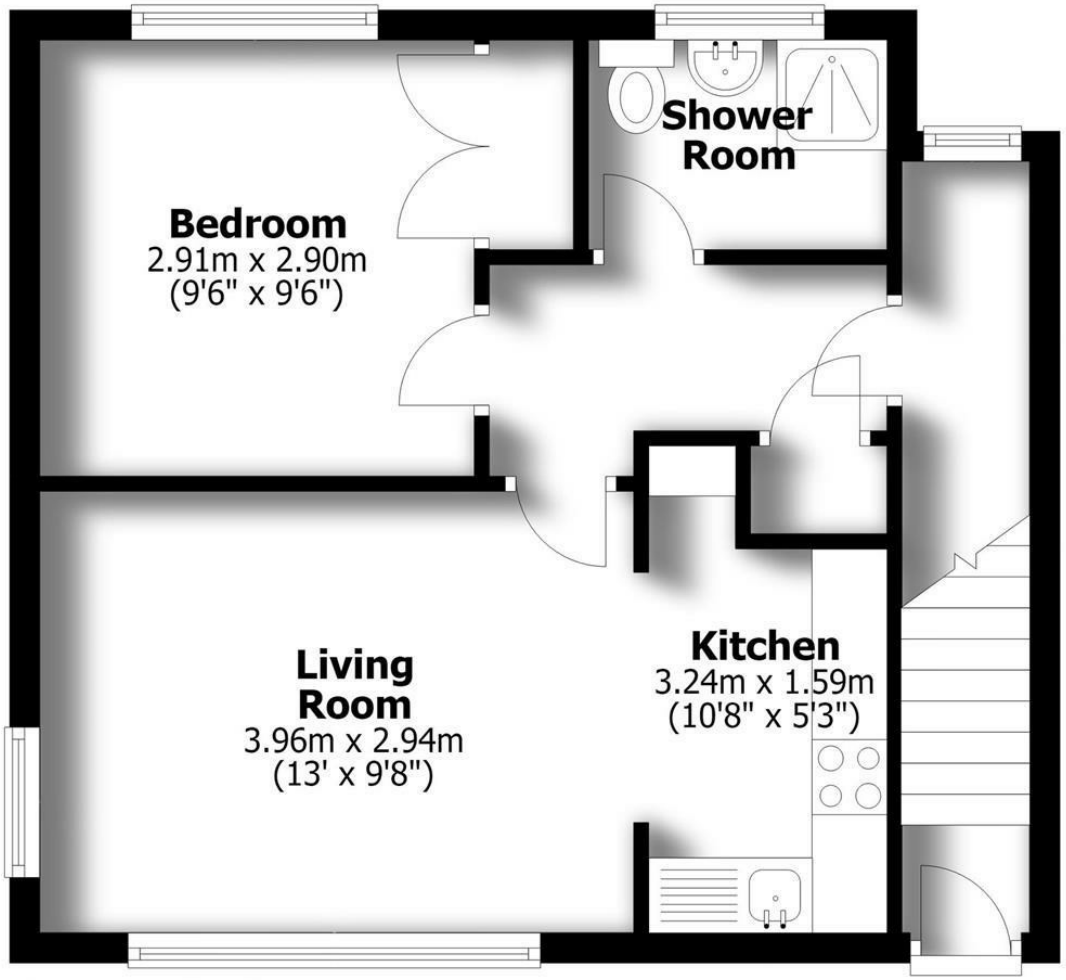
www.berrimaneaton.co.uk

£99,950

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.

12 Fairfield
Bridgnorth



Ground Floor

TOTAL: 38.5sq.m. 414sq.ft.

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