



2 Monks Court, Bridgnorth, WV15 5BU

**BERRIMAN**  
**EATON**

## 2 Monks Court, Bridgnorth, WV15 5BU

A modernised two bedroom mid-terrace home in a courtyard setting, ideally situated within easy walking distance of local amenities in Bridgnorth's Low Town. The property benefits from private parking and a low-maintenance patio area to the rear.

Much Wenlock - 9 miles, Telford - 13 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Ludlow - 21 miles, Wolverhampton - 14 miles, Birmingham - 33 miles.  
(All distances are approximate)

### LOCATION

Situated within Low Town, this highly commutable location enjoys convenient access to both the A442 and A458, making it ideal for commuters and families alike. The historic market town of Bridgnorth offers an exceptional range of amenities and attractions, many of which can be reached on foot. Renowned for its character and charm, Bridgnorth is home to an array of historic architecture, listed buildings and beautiful churches, all set alongside the picturesque banks of the River Severn. Residents can enjoy scenic riverside walks, excellent cycling routes and access to surrounding countryside, providing the perfect balance between town and country living.

A variety of popular local attractions are nearby, including Bridgnorth Golf Club, Severn Park, Cliff Railway and the renowned Severn Valley Railway. The bustling High Street offers a diverse selection of independent shops, cafés, pubs and restaurants, complemented by regular farmers' markets and a variety of themed community events throughout the year. The town also benefits from excellent everyday amenities, including supermarkets, healthcare services, a hospital, leisure facilities and a wide range of sports clubs.

Families are particularly well served by a strong selection of respected primary and secondary schools, while entertainment options include the town's charming art deco cinema and the Theatre on the Steps, which hosts an exciting programme of drama, music and dance performances throughout the year.

### ACCOMMODATION

The front door opens into the lounge, having a window overlooking the front elevation. Stairs rise to the first floor landing, while a doorway leads through to the kitchen. The kitchen is re-fitted with a range of high gloss wall and base units with work surfaces over and incorporates a sink unit, built-in microwave, oven and gas hob with extractor hood above. There is space and plumbing for a washing machine, together with provision for a fridge. A useful understairs storage cupboard provides additional storage space, and a rear door gives access to the patio garden.

From the lounge, stairs rise to the first floor landing, which leads to two double bedrooms and a re-fitted shower room. The shower room is fitted with a WC, wash hand basin and shower cubicle.

### OUTSIDE

Accessed from St Johns Street, a communal courtyard provides allocated parking for the residents. The property benefits from one designated parking space.

To the rear, the courtyard garden is accessed directly from the kitchen and comprises a low maintenance paved patio terrace, enclosed by wall boundaries to provide a private outdoor seating area.

### 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 LEASEHOLD, but the purchase price includes an already agreed lease extension. Verification should be obtained by your solicitor. Vacant possession on completion.

Lease start date - 24th June 1988

Lease Term - 99 years

Years Remaining - 61 years

Ground Rent - Approx £40 PA

Lease details, service charges, ground rent and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

### 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.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

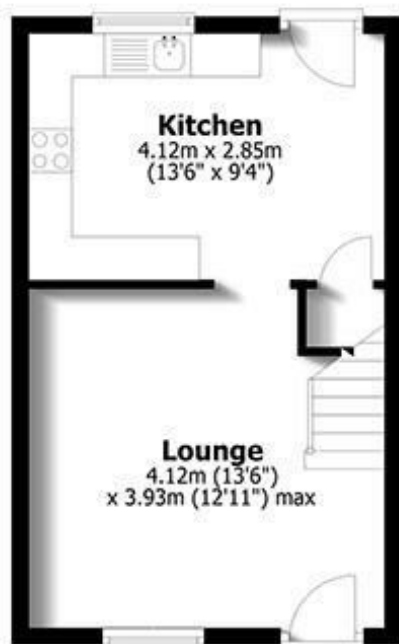
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
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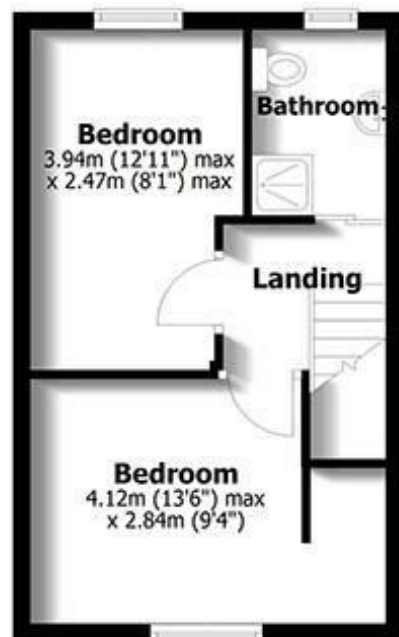
EPC: C

**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.

# 2 MONKS COURT BRIDGNORTH



Ground Floor



First Floor

**TOTAL: 56.6sq.m. 609.4sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



