

The Haven, Cliff Road, Bridgnorth, Shropshire, WV16 4EY

BERRIMAN
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The Haven, Cliff Road, Bridgnorth, Shropshire, WV16 4EY

Located in the heart of the Town Centre, The Haven is a modern detached home featuring two double bedrooms and a private courtyard garden, tucked away just off the High Street.
Much Wenlock - 8 miles, Ironbridge - 8 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles.
(All distances are approximate).

LOCATION

Cliff Road enjoys a central location, just a short stroll from the bustling High Street within the conservation area. The historic Market Town of Bridgnorth is home to many historical places of interest and beautiful architecture to include churches and many listed buildings. Another notable attraction is the Severn Valley Railway with its vintage steam trains and stations running to Kidderminster. Within the town there are a wide range of facilities including a diverse selection of shops, cafes, pubs and restaurants, along with weekend farmers markets and many themed events held throughout the year. There are healthcare services, hospital, supermarkets, primary and secondary schooling and an excellent array of sports clubs and a leisure centre. For entertainment the town has its own art deco cinema along with the 'Theatre on the Steps' showing a wide variety of performances to include drama, music and dance. As well as meandering through the towns historical walkways and steps there are good cycle routes and many countryside walks along the banks of the River Severn and beyond.

ACCOMMODATION

A new composite front door opens into the entrance hall, which features a useful cloaks cupboard also housing the recently replaced central heating boiler. The lounge enjoys views to the front elevation and features stairs rising to the first floor, along with access to a guest WC.

To the rear, the open-plan dining kitchen spans the full width of the property and benefits from patio doors opening onto the private courtyard garden. The kitchen has been re-fitted with a range of matching base and wall cabinets, worktops over, and built in appliances to include a gas hob, extractor hood, oven below, microwave, washing machine, tumble dryer, wine fridge, fridge and freezer. The kitchen also benefits from an air conditioning unit.

From the lounge, stairs rise to a first-floor galleried landing with doors leading to two excellent double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom having an air conditioning unit installed. The main shower has been re-fitted with a modern suite to include a walk in shower, WC, wash hand basin with vanity cupboard below and a heated towel rail.

OUTSIDE

An enclosed, private courtyard garden extends to the side of the property, enjoying a secluded aspect with gated access to the front. There is an external cold water tap and a timber shed providing useful storage. Permit parking is available through Shropshire Council.

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. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: D.
https://www.gov.uk/council-tax-bands

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

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

Asking Price
£350,000

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.

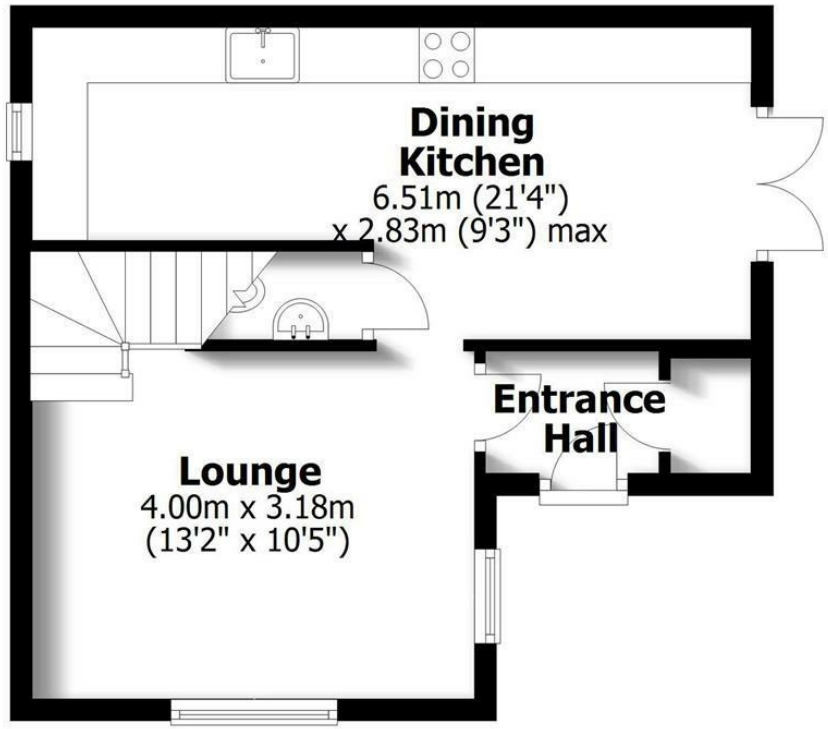




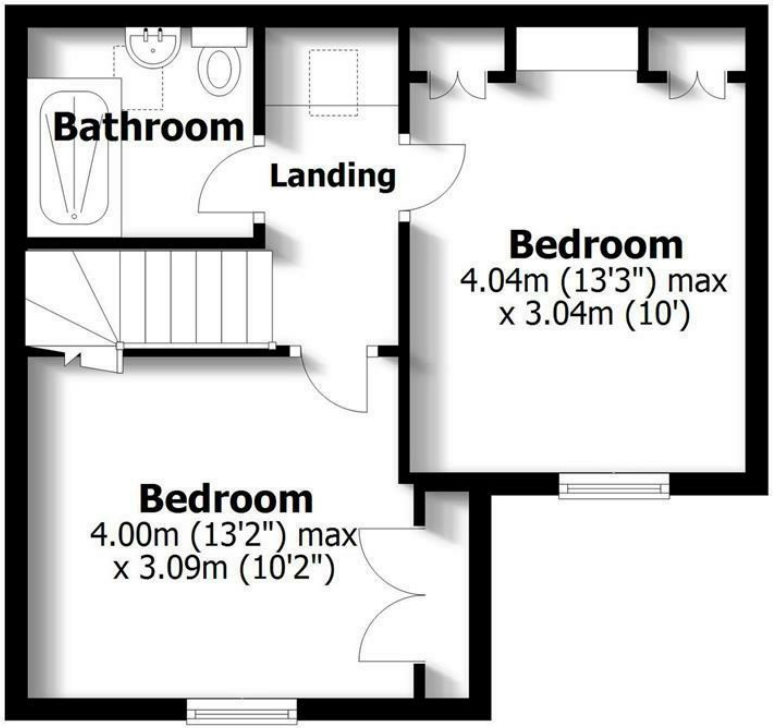

THE HAVEN
CLIFF ROAD, BRIDGNORTH

TOTAL: 68.9sq.m. 741.3sq.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







