

17 St. Leonards Close, Bridgnorth, WV16 4EJ

BERRIMAN
EATON



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A most beautifully presented character cottage, fully renovated, set within the highly sought after Conservation Area of High Town. Enjoying delightful views over St Leonard's Church, the property combines historic charm with stylish modern living. Ideally located just moments from the High Street's amenities, with the added benefit of resident permit parking.
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

St Leonards Close is a sought after High Town location in the centre of this historic market town with views of St Leonard's Church. Tucked away, just off the High Street, this very unique location provides the freedom to participate on foot the towns excellent range of facilities that include a large selection of independent shops, pubs/bars, cafés and restaurants. Along with a selection of primary and secondary schooling, healthcare services, hospital and an excellent array of sports clubs. There are also many attractions for visitors such as the Severn Valley Railway, Northgate Museum, Funicular Cliff Railway and River Severn walks and cycle routes.

OVERVIEW

On entering the cottage, the charm and tasteful interior create an instant warmth. The present owners have devoted thought and time into the renovation to preserve and compliment the original features, having retained original beams and staircase, created an exposed feature sandstone wall, and using lime plaster for the re-pointing. In addition a lighting plan has been implemented for ambience, a log burner, engineered oak flooring with underfloor heating to the ground floor and shower room, heritage style radiators and bespoke carpentry to maximise tasteful storage and use of stage.

ACCOMMODATION

Entering into the sitting room, the staircase rises to the first floor with an understairs cupboard and there is fitted storage along the window wall. A restored inglenook fireplace with a fitted log burner forms a large corner feature. The cottage style fitted kitchen includes seating and a breakfast table, with a range of built in appliances, silestone work tops, tiled flooring and access into the rear courtyard with a stable door.
On the first floor, the bedroom overlooks the Church having solid oak flooring and beautifully made fitted wardrobes. The shower room with complimentary tiling has a heated towel rail, WC and vanity unit.
The second floor double bedroom has a front facing dormer window and exposed beams.

OUTSIDE

To the rear is a small courtyard sitting area, paved and fully enclosed.

SERVICES

We are advised by the client that all main services are connected. Verification should be obtained by your Surveyor.

TENURE

We are advised by the client that the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

Shropshire Council. Tax Band: B.

VIEWING ARRANGEMENTS

Viewings strictly by appointment only, please contact our 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

Offers Over
£285,000

EPC: E

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.

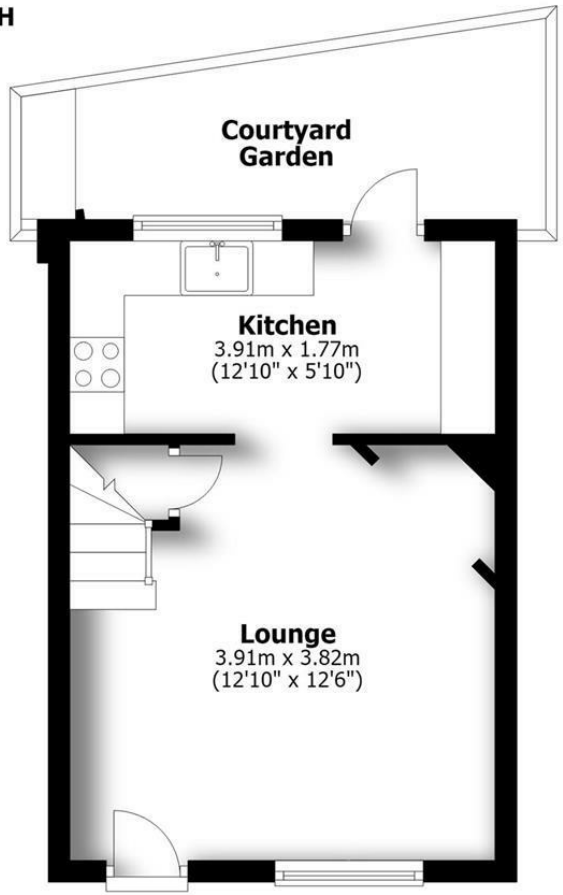




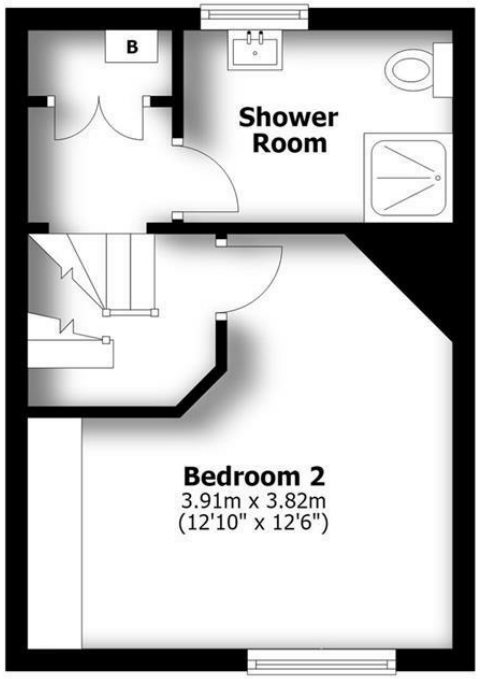

17 ST LEONARDS CLOSE
BRIDGNORTH

TOTAL: 59.4sq.m. 639sq.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



Second Floor







