12C Hollybush Road, Bridgnorth, WV16 4AX

BERRIMAN EATON

# 12C Hollybush Road, Bridgnorth, WV16 4AX

A ground floor flat with a small front garden, overlooking the sidings of the Severn Valley Railway. The property comprises a reception room, kitchen, double bedroom, and shower room.
Conveniently located close to the town's High Street and local amenities. CASH BUYERS ONLY - NO ONWARD CHAIN.
Telford - 12 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Wolverhampton - 14 miles, Stourbridge -14 miles, Birmingham - 31 miles.
(All distances are approximate).

## LOCATION

Situated within the Conservation Area, this ground floor flat enjoys a prime location in the heart of the historic market town of Bridgnorth. Many of the town's renowned attractions, including the Severn Valley Railway, Castle Gardens, and a variety of other historic landmarks, are all within easy walking distance.

Bridgnorth offers an excellent range of amenities, including highly regarded schools, healthcare services, a hospital, and an excellent selection of independent shops, restaurants, cafés, and traditional pubs. The town also hosts regular weekend markets, provides a wide range of sports and leisure facilities, and boasts a vibrant calendar of community events throughout the year.

## ACCOMMODATION

Accessed via steps leading up from Hollybush Road, a pathway approaches the front entrance and an attractive garden terrace. The front door opens into the entrance hall, from which a door leads into the lounge. This reception room features a bay sash window overlooking the front elevation and a feature fireplace. The kitchen has a rear acing window and is fitted with base cupboards, worktops, and a sink unit. It also houses a wall-mounted central heating boiler and provides space and plumbing for a washing machine.

An inner hallway leads to the shower room and the double bedroom. A rear door opens onto a shared courtyard, with a communal side passageway providing access to the front of the property. The neighbouring properties benefit from a right of way over this passage.

## SERVICES

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

## COUNCIL TAX

Tax Band: B.
Shropshire Council.

## TENURE

We are advised by our client that the property is leasehold, held on a 99-year lease from 1983, with approximately 56 years remaining.
A ground rent payable approximately £60 PA.
Due to the short unexpired lease term, the property is likely to be suitable for cash buyers only.
Prospective purchasers are advised to seek independent legal and financial advice regarding the lease and any potential lease extension.
NO UPWARD CHAIN.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Strictly by appointment through the agents 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

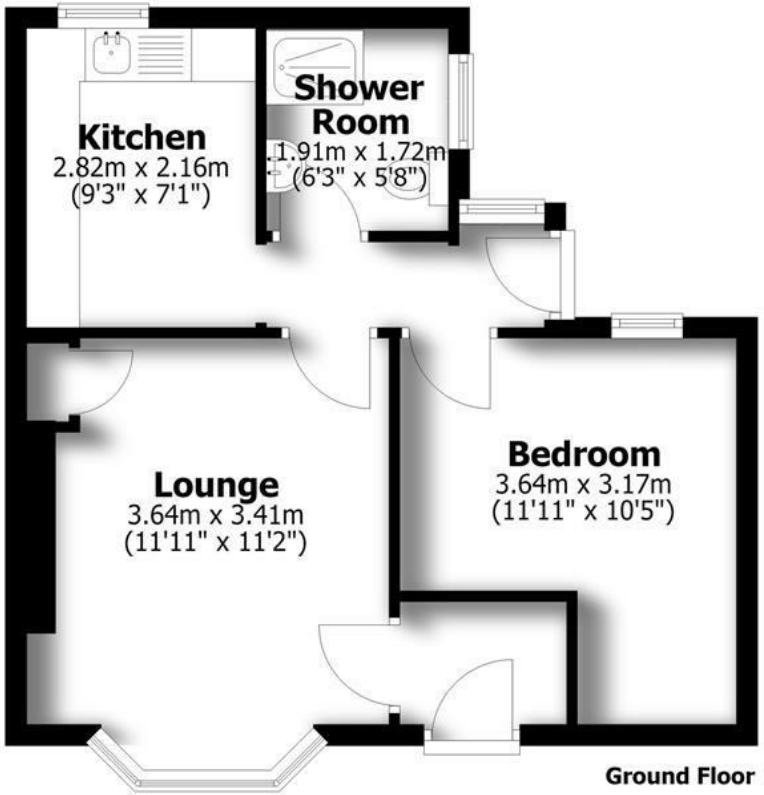
**www.berrimaneaton.co.uk**


Offers Around
£80,000

EPC: D


**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.

# 12c HOLLYBUSH ROAD
**BRIDGNORTH**




**Ground Floor**

**TOTAL: 37.1sq.m. 399.7sq.ft.**

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