



8c Cliff Road, Bridgnorth, Shropshire, WV16 4EY

BERRIMAN
EATON

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WITH PARKING - In need of general modernisation, this detached bungalow offers two bedrooms and an enclosed, private rear garden. Ideally situated within easy walking distance of the High Street and a wide range of local amenities, the property presents an excellent opportunity for buyers looking to update and personalise a home in a highly convenient location. Parking located to the rear. NO ONWARD CHAIN. 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

Just a short stroll from the High Street, Cliff Road enjoys a central position within this historic market town. This unique location offers the convenience of walking to an excellent range of amenities, including a variety of independent shops, pubs, cafés and restaurants.

The town also benefits from a choice of primary and secondary schools, healthcare services, a community hospital, and an excellent selection of sports facilities and golf clubs. Popular local attractions include the Severn Valley Railway, Northgate Museum, the historic Cliff Railway, and picturesque walks and cycle routes along the River Severn.

ACCOMMODATION

From Cliff Road, a pathway leads to the front entrance, where a front door opens into the hall. The accommodation comprises two bedrooms, served by a spacious wet room fitted with an electric shower, WC and wash hand basin.

The lounge features a bay window to the front elevation and an electric fire. A door leads through to the kitchen, which overlooks the rear garden and is fitted with a range of base and wall units, a sink unit, a wall-mounted gas central heating boiler, and a built-in oven with a gas hob and extractor hood above. A side door provides access to the rear garden.

OUTSIDE

Outside, the bungalow is set back behind mature planted borders with side access to the rear.. The enclosed rear garden enjoys a paved patio and lawn beyond having planted shrub borders, enjoying a pleasant aspect. There is an adjoining brick-built store. To the rear is a communal area where No.8c has an allocated parking space.

SERVICES

We are informed that main services are connected. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is Freehold. Vacant possession will be given upon completion. No upward chain. Verification should be obtained by your solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: C.

FIXTURES AND FITTINGS

Sold as seen.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From the High Street, proceed through the Northgate taking the second turning on the right into Cliff Road where 8c can found along on the left-hand side identified by our for sale board.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

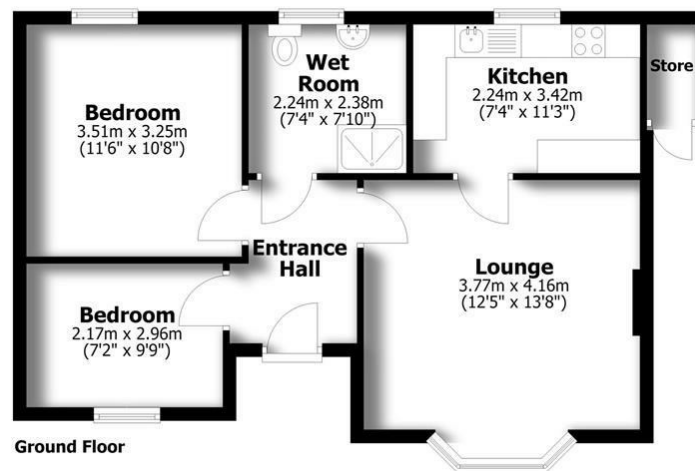
Offers Around
£309,950

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.



**8c CLIFF ROAD
BRIDGNORTH**



TOTAL: 54.2sq.m. 583.8sq.ft.

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

