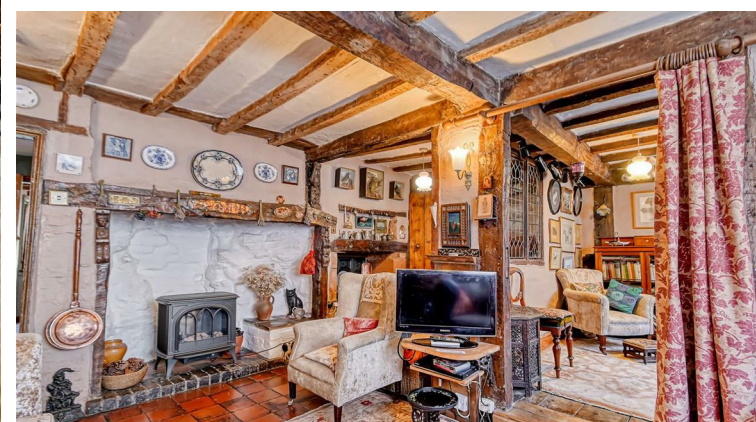




56 St. Marys Street, Bridgnorth, WV16 4DR

BERRIMAN
EATON





56 St. Marys Street, Bridgnorth, WV16 4DR

WITH A GARAGE FOR PARKING A handsome Grade II Listed townhouse, occupying a prominent position on St Mary's Street, just a short stroll from the High Street. The property is brimming with character and charm, retaining much of its original beam work, period architecture and feature fireplaces. Arranged over four storeys, with the added benefit of a cellar. To the rear is the garage and a wonderfully private, enclosed garden providing a peaceful retreat rarely found with town centre living. NO ONWARD CHAIN.

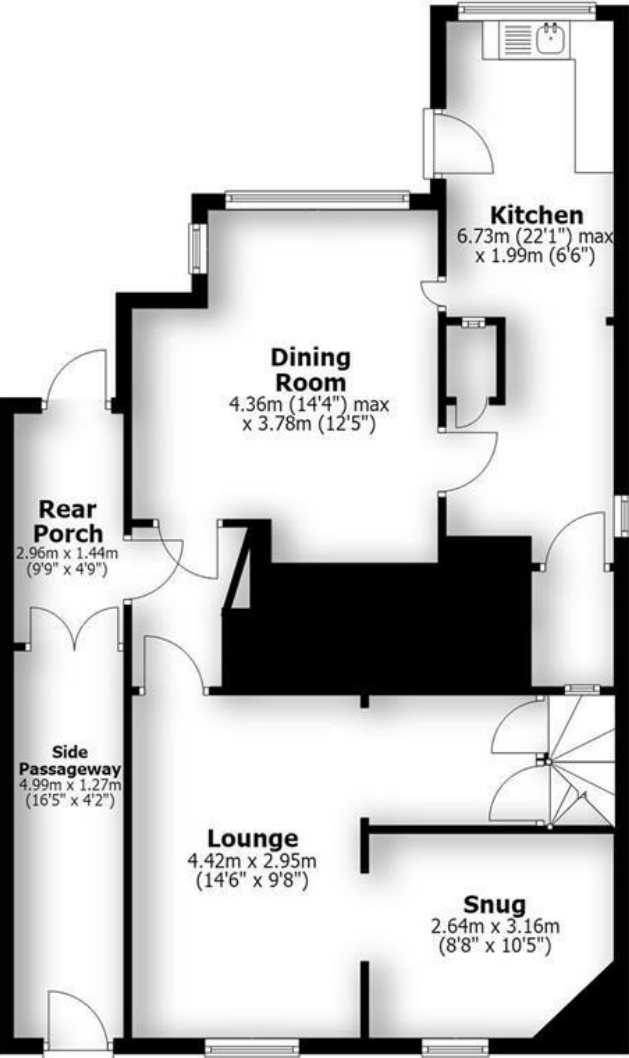
Much Wenlock - 8 miles, Telford - 12 miles, Ludlow - 19 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 27 miles,

(All distances are approximate).

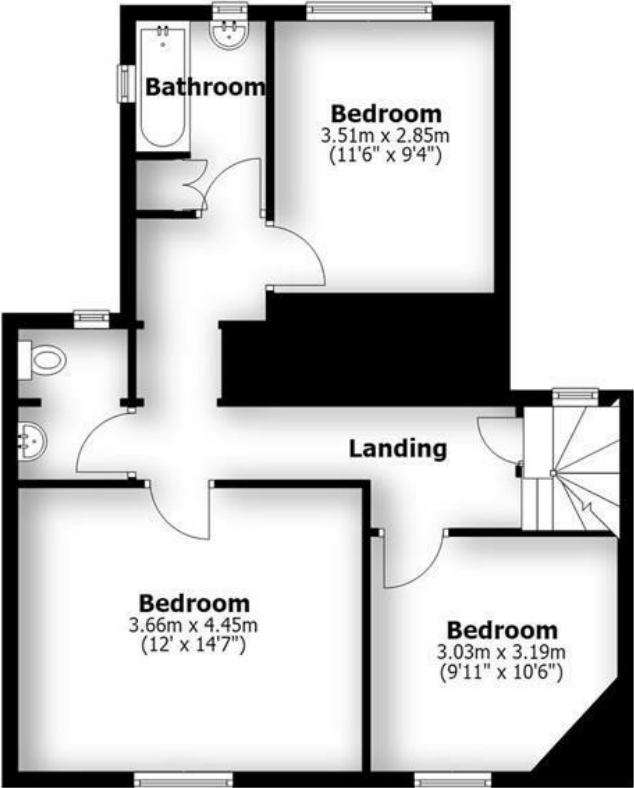
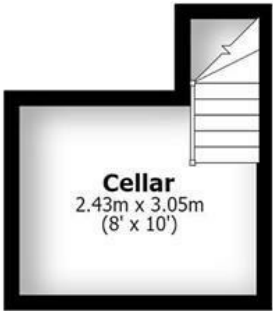
56 ST MARYS STREET
BRIDGNORTH

HOUSE: 141.3sq.m. 1,521.4sq.ft.
CELLAR: 8.4sq.m. 90.2sq.ft.
LOFT ROOM: 38.4sq.m. 413.4sq.ft.
GARAGE: 11.5sq.m. 123.4sq.ft.
TOTAL: 199.6sq.m. 2,148.4sq.ft.

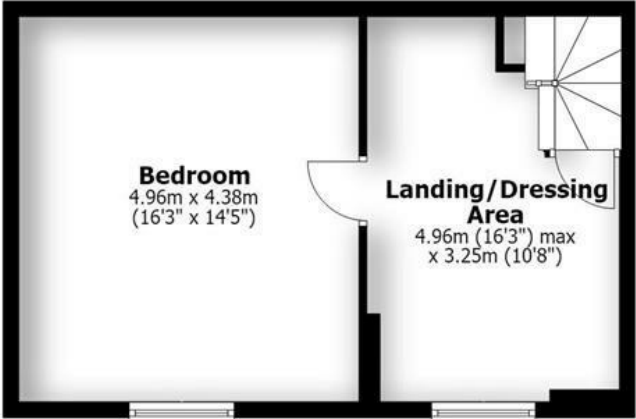
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

LOCATION

St Mary's Street enjoys a highly convenient central location, just a short stroll from Bridgnorth's bustling High Street and within the town's conservation area. The historic market town of Bridgnorth is renowned for its wealth of character, period architecture and fascinating history, with numerous churches, listed buildings and places of interest to explore. One of the town's most notable attractions is the Severn Valley Railway, offering nostalgic journeys aboard vintage steam trains through the beautiful Severn Valley, with services extending to Kidderminster.

Bridgnorth provides an excellent range of everyday amenities, including a diverse selection of independent shops, cafés, traditional pubs and restaurants. The town also hosts regular farmers' markets, together with a varied programme of themed events and activities throughout the year. A comprehensive range of healthcare services is available locally, including a hospital, alongside supermarkets, primary and secondary schools, sports clubs and a leisure centre. For entertainment, the town benefits from its own Art Deco cinema and the popular Theatre on the Steps, which presents programme of drama, music and other performances.

Beyond the town centre, Bridgnorth offers an abundance of opportunities for outdoor recreation. The historic walkways and steps provide a unique way to explore the town, while numerous cycle routes and scenic countryside walks extend along the banks of the River Severn and into the surrounding countryside.

ACCOMMODATION

Accessed directly from St Mary's Street, the front door opens into a useful entrance lobby, providing excellent cloak and boot storage together with practical space for everyday essentials, including bicycles and bins. The lobby extends through to provide access to the rear garden. From the lobby, a further door opens into the main house, leading into the entrance hall laid with quarry tiles and providing convenient access to the accommodation beyond.

The quarry tiles extend through into the dining room which features an attractive fireplace and windows that enjoy an outlook to the rear garden. A door leads through to the kitchen, which again has quarry tiled flooring, an outlook to the rear garden together with a stable door. The kitchen incorporates a range of units, worktop space and sink, together with provision for appliances. There is also a useful walk-in pantry featuring a characterful stained-glass window and exposed beams. To the front of the cottage are the principal reception rooms, including a charming lounge with adjoining snug. These characterful rooms feature open fireplaces, quarry tiled flooring, heavily beamed ceilings and attractive leaded-light windows looking out onto St Marys Street. There is access down to the cellar, together with a further door leading to a turning staircase rising to the first floor.

The first floor landing and bedrooms feature original oak floorboards, exposed beams and characterful walls. There are three well proportioned double bedrooms, together with a separate WC with wash-hand basin and a bathroom comprising bath with shower over, wash-hand basin and airing cupboard.

A further turning staircase leads to the second floor, where a spacious landing area leads through to the fourth double bedroom with vaulted ceilings and exposed beams together with windows overlooking the front elevation.

OUTSIDE

From the rear there is vehicular access to the garage from Listley Street carpark which is positioned at the bottom of the garden. A pedestrian gate opens into the impressive, well-established rear garden. Enjoying a particularly private and sunny aspect, the garden has been thoughtfully designed for ease of maintenance while retaining an abundance of character, with a well-established selection of mature shrubs, plants and climbing varieties, together with a pear tree. The garden is predominantly paved, complemented by gravel borders and a variety of seating areas, creating a number of attractive and secluded spaces in which to relax and entertain.

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. Verification should be obtained by your solicitor. Vacant possession on completion.

COUNCIL TAX

Shropshire Council.
Tax Band: G.
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £435,000

EPC:

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON