

10 Hermitage Close, Bridgnorth, Shropshire, WV15 5EG

BERRIMAN EATON

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A two bedroom end terrace property occupying a generous corner plot, offering excellent potential for extending and improvement, with a private driveway and detached garage.
NO ONWARD CHAIN.
Bridgnorth High Street - 1.5 miles, Much Wenlock - 9 miles, Kidderminster - 13 miles, Telford - 12 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Wolverhampton - 14 miles, Birmingham - 29 miles.
(All distances are approximate).

LOCATION
Situated in Low Town near the primary school and local store, this location offers excellent connectivity to Telford and the wider West Midlands region. Bridgnorth is a charming market town with a wealth of attractions, many of which are easily accessible on foot. Within walking distance, you'll find local shops, a primary school, and convenient bus services. Bridgnorth boasts a fantastic array of amenities, including independent shops, welcoming tea rooms, and local services. Just across the bridge, the historic Cliff Railway links Low Town to High Town, where you'll discover more shops, a theatre, cinema, farmers' markets, and a hospital. The area is also surrounded by beautiful countryside, with scenic footpaths and riverside walks close by.

ACCOMMODATION
Upon entering the property, the entrance hall features a window to the side elevation and stairs rising to the first floor. The lounge enjoys a dual aspect with a bow window to the front and patio doors opening directly onto the rear garden. A central brick fireplace houses a coal effect gas fire. There is a separate dining area which benefits from useful under stairs storage and a window looking out to the rear garden. Leading off is the kitchen, situated to the side and is fitted with base and wall mounted cabinets with work surfaces over, together with a stainless steel sink unit, gas hob with extractor above and an oven/grill. Windows overlook both the front and rear elevations, while a side door provides direct access to the garden and garage.

Stairs rise to the first floor landing, where a window overlooks the side elevation and there is access to the loft space. The principal bedroom is currently fitted with two double wardrobes and drawers, together with en-suite facilities providing a wash hand basin and shower. A further double bedroom overlooks the rear and benefits from a built in cupboard housing the gas central heating boiler. The bathroom is fitted with a bath, pedestal wash hand basin and WC, with a glazed window to the side elevation.

OUTSIDE
The property occupies a generous sized corner plot, with a driveway providing off road parking and lawned gardens to the front, enclosed by a picket fence boundary. A detached garage provides useful additional storage, while gated side access leads around to the rear garden. The rear garden has been designed for low maintenance and is predominantly paved, providing a practical outdoor space enclosed by a fence boundary.

SERVICES
We have been advised by our client that all mains services are connected. Verification should be obtained by your Surveyor.

COUNCIL TAX
Shropshire Council
Tax Band: B

TENURE
We have been advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitor. The property is a Probate sale and therefore sold as seen.

VIEWING ARRANGEMENTS
Viewing strictly by appointment only, please contact our BRIDGNORTH OFFICE.

FIXTURES AND FITTINGS
By separate negotiation.

DIRECTIONS
From Low Town Bridgnorth, proceed over the bridge into Mill Street and follow the one way system to the island. At the island take the second exit continuing up the Hermitage. Take the first right into Lodge Lane, then right again into Hermitage Close where No. 10 can be found along on the right-hand corner.

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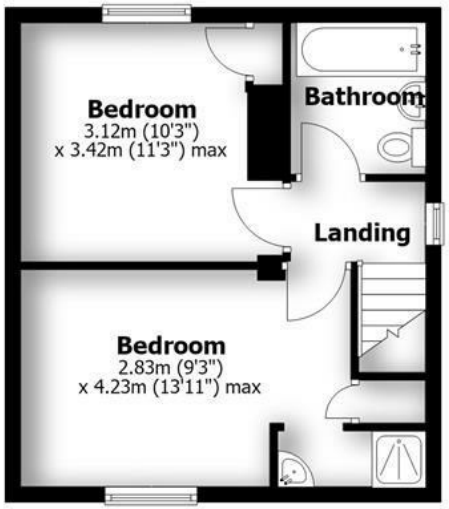
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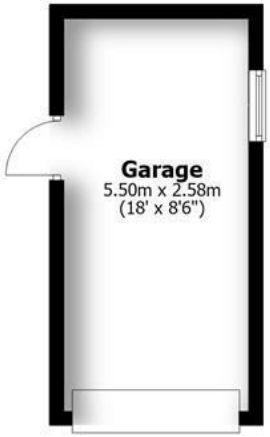
Offers Around
£190,000

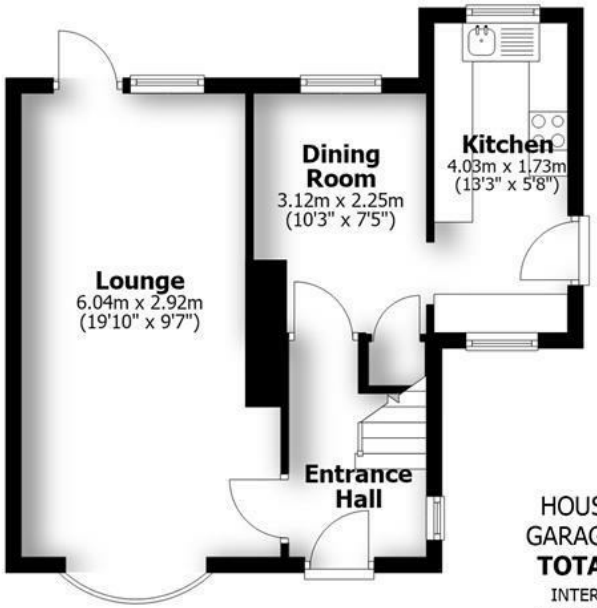
EPC: D

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.

10 HERMITAGE CLOSE
BRIDGNORTH







HOUSE:	71.3sq.m.	767.4sq.ft.
GARAGE:	14.2sq.m.	152.9sq.ft.
TOTAL:	**85.5sq.m.**	**920.3sq.ft.**

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











