

1 Stone Masons Yard, Mill Street, Bridgnorth, Shropshire, WV15 5AG

BERRIMAN EATON



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An immaculate two bedroom bungalow, ideally located within easy walking distance of popular supermarkets including Marks & Spencer and Co-op, together with excellent public transport links. The accommodation is all on one level, making it ideal for those looking for easy access living. Ready to move straight into with no work required and offered with NO UPWARD CHAIN.
Much Wenlock - 9 miles, Telford - 13 miles, Kidderminster - 14 miles, Shrewsbury - 22 miles, Ludlow - 21 miles, Wolverhampton - 14 miles, Birmingham - 33 miles.
(All distances are approximate)

LOCATION
Located in Low Town, this is a highly commutable location between the A442 and A458. Bridgnorth offers many exciting attractions that can be accessed on foot. Near-by are beautiful riverside walks, Bridgnorth Golf Club, Severn Park and the famous Severn Valley Railway. With its bustling High Street and further amenities to include a hospital and healthcare services, theatre, cinema and many eateries with a good selection of primary and secondary schooling.

ACCOMMODATION
1 Stone Masons Yard is a modern two bedroom semi-detached bungalow, enjoying a discreet and convenient location tucked away off Mill Street. Accessed on foot via a shared gated entrance, the property offers well-presented accommodation comprising an entrance hall with doors leading to a double bedroom, featuring windows to both the front and rear elevations, together with fitted wardrobes and cupboards. The modern shower room comprises a WC, wash hand basin set within a vanity unit and a walk-in shower, complemented by a skylight allowing natural light. The lounge enjoys French patio doors opening to the front, creating a light and welcoming living space, with doors leading off to the second bedroom, which could also serve as a study. A further door opens into the breakfast kitchen, fitted with a matching range of base and wall units with work surfaces over, incorporating a sink unit and a range of built-in appliances to include an oven, hob, extractor hood and fridge/freezer, together with provision for a washing machine. Windows to both the front and rear elevations provide additional natural light.

OUTSIDE
Externally, the property is approached on foot via a shared pedestrian gated entrance with the neighbouring property, providing access to the front of the bungalow. The property has a small outside space to the front, offering room for a bench or a small bistro-style table and chairs. To the rear is a further small enclosed gravelled area, providing an additional outside space. Please note there is no allocated parking.

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

SERVICES
We are informed by our clients that all main services are connected. Verification should be obtained from your surveyor.

COUNCIL TAX
Shropshire Council.
Tax Band: B.

FIXTURES AND FITTINGS
By separate negotiation.

VIEWING ARRANGMENTS
Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS
From Low Town, crossing over river via the Old Bridge, continue onto Mill Street where the entrance to Stone Masons Yard can be found adjacent the roundabout, next to the Bandon Arms.

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

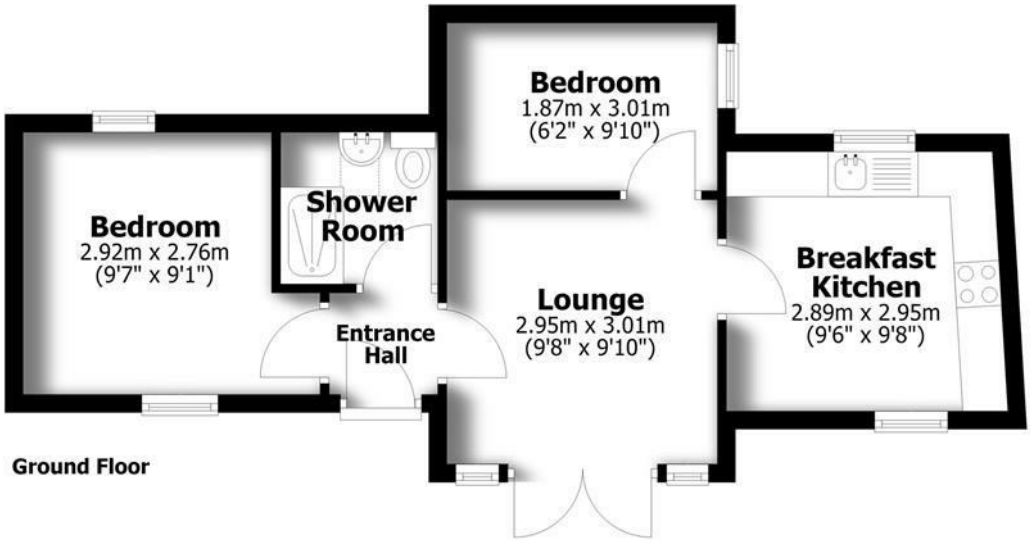
www.berrimaneaton.co.uk

Offers Around
£225,000

EPC: C

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.

1 STONE MASONS YARD
MILL STREET, BRIDGNORTH



Ground Floor

TOTAL: 37.6sq.m. 404.6sq.ft.

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











