



Bridgend Cottage, 43 Cartway, Bridgnorth, Shropshire, WV16 4BG



## Bridgend Cottage, 43 Cartway, Bridgnorth, Shropshire, WV16 4BG

A most characterful Grade II Listed two double bedroom cottage located at the foot of the historic Cartway close to the towns amenities, pubs and restaurants. Bridgend boasts an abundance of original features along with a courtyard and an elevated garden to the rear. NO UPWARD CHAIN  
Much Wenlock - 9 miles, Ludlow - 19.8 miles, Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Shrewsbury - 21.3 miles, Birmingham - 27 miles.  
(All distances are approximate).

### LOCATION

Set within this picturesque and Historic location, The Cartway is perfectly located for the Riverside cafes, bars and river walks. This special location provides the freedom to participate on foot the towns excellent range of facilities that include shops, pubs and restaurants, along with a selection of primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum and the funicular cliff railway.

### FEATURES

Bridgend Cottage is a charming Grade II listed end of terrace cottage dating back to the 16th century, within the conservation area having two bedrooms and three reception rooms along with gardens to the rear. Having been upgraded, the cottage still retains many of the original features to include the large exposed fireplaces and exposed beams and timbers throughout.

### ACCOMMODATION

From Cartway, the front door opens into the ground floor sitting room with windows to the front elevation and a corner feature fireplace. Accessed from here is a most useful large store room and a guest cloakroom/WC. Stairs rise to the first floor where there is a living room having a large exposed brick fireplace with log burner and a window looking out into the rear courtyard. Off the living room is a separate dining room overlooking the front elevation, feature fireplace and stairs off to the bedrooms. The kitchen extends to the rear, with quarry tiled floor, fitted with a range of matching cabinets, solid wood work tops, inset Belfast sink unit, microwave and a gas fired AGA. A stable door gives access to the courtyard and garden. Extending through is an inner hall with boiler cupboard and house bathroom fitted with a suite to include a WC, wash hand basin and a bath with shower over.

From the dining room stairs rise to the second floor landing with two double bedrooms. The principal bedroom benefits from a walk in wardrobe and stairs that lead off to the attic room which is currently being used as a home office with sky light.

### OUTSIDE

The rear garden is accessed from the kitchen via a stable door. There is an enclosed courtyard, enjoying a most private aspect with steps leading to a good sized garden area having been landscaped to offer low maintenance upkeep with patio and gravelled seating areas, decked terrace along with a timber shed and small store. Parking permits are available from the Shropshire Council for resident parking nearby.

### SERVICES

We are advised by our client that all main services are installed. Verification should be obtained from your surveyor.

### COUNCIL TAX

Shropshire Council.  
Tax Band: C.

### FIXTURES AND FITTINGS:

By separate negotiation.

### VIEWING ARRANGEMENTS:

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

#### 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

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01562 546969

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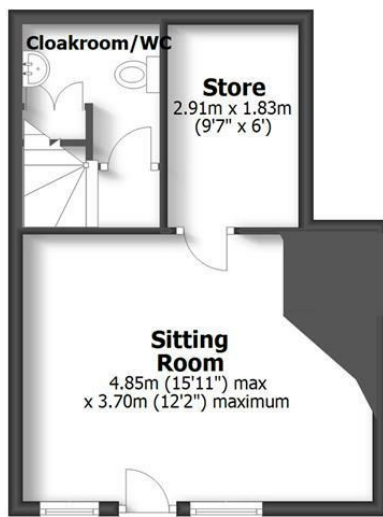
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



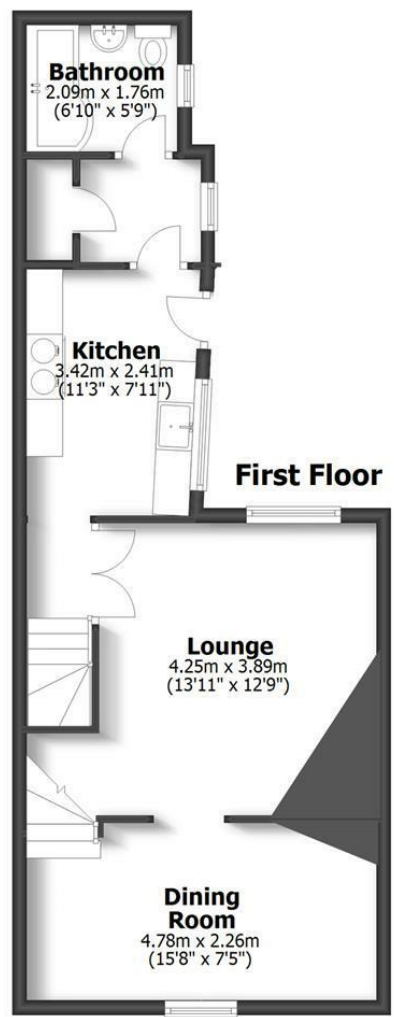
**BRIDGEND COTTAGE**  
43 CARTWAY, BRIDGNORTH

HOUSE: 109.1sq.m. 1,174.0sq.ft.  
LOFT ROOM: 9.0sq.m. 96.4sq.ft.  
**TOTAL: 118.1sq.m.1,270.4sq.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**

