



6 Merton Terrace, Oldbury Road, Bridgnorth, Shropshire, WV16 5DY

BERRIMAN  
EATON





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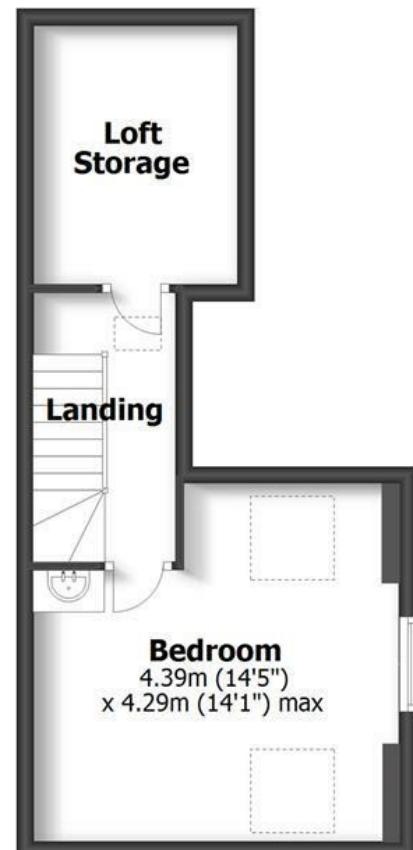
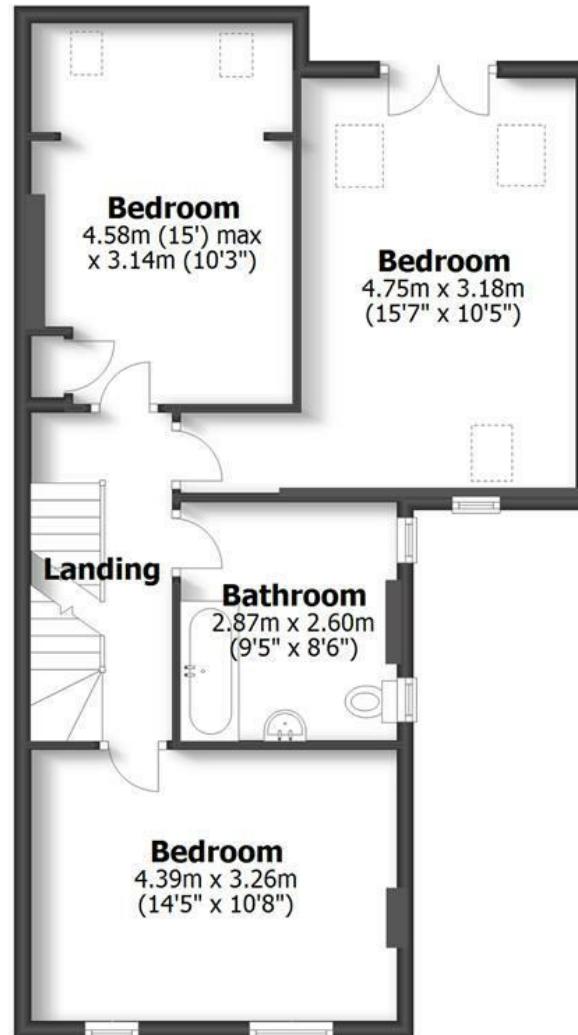
A beautiful three storey end terrace residence, having been extended offering four double bedrooms and two bathrooms with a private driveway to the side and a large mature landscaped garden to the rear.

Bridgnorth High Street - 0.9 miles, Much Wenlock - 8 miles, Ludlow - 19 miles, Shrewsbury - 21 miles, Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Birmingham - 43 miles.

(All distances approximate).

# 6 MERTON TERRACE

OLDBURY, BRIDGNORTH



**TOTAL(excluding loft space): 157.7sq.m. 1,697.6sq.ft.**

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

Ground Floor

First Floor

Second Floor

## LOCATION

Merton Terrace is located within the sought after village of Oldbury, just under a mile from the historic market town of Bridgnorth which provides a full range of shopping facilities, primary and secondary schooling, sports facilities and swimming pool. The major commercial centres of Telford, Wolverhampton and Birmingham are within easy commuting distance, while Ludlow's restaurants and festivals are only half an hours drive away. The town centre of Bridgnorth has lively weekend markets, the Severn Valley Railway, Theatre on The Steps, Art Deco cinema and an abundance of pubs, cafes and restaurants. There is a a G.P. Surgery and local hospital. The funicular Cliff Railway rises from the banks of the river Severn up to Castle Walk to give a stunning view over High Rock and the Severn Valley. The village of Oldbury borders lovely Shropshire countryside and is an ideal choice for walkers, cyclists and equestrian pursuits.

## ACCOMMODATION

Having been sympathetically extended, this period property with much retained character, enjoys just over 1,600sqft of well proportioned living accommodation including a large open plan living space, further winter sitting room, a modern breakfast kitchen, two bathrooms and four generous double bedrooms. A particular feature to this property is the large landscaped garden to the rear and a private driveway which is positioned to side.

On entering the property through the front door with stained glass inserts, the entrance hall leads through with stairs off to the first floor hosting an understairs cloaks cupboard. Doors lead off to the front sitting room having a feature cast iron fireplace and a walk in bay window to the front elevation. There is a laundry room with an inset Belfast sink and provision for a washing machine along with a shower room fitted with a WC, wash hand basin and shower cubicle. A large open plan living room is positioned to the rear which also incorporates a dining area laid with oak flooring and windows to the side elevation and patio doors opening out on to the rear terrace. A feature cast iron fireplace houses a coal effect gas fire flanked by bespoke fitted cupboards and shelving. A door opens through in to the modern breakfast kitchen fitted with matching base and wall units, Karndean flooring, work tops, inset sink unit and a range of built in appliances to include a fridge, freezer, dishwasher, dual oven/grill and induction hob above with extractor. Windows look out across the garden with a back door giving access.

From the hall stairs rise to the first floor landing with the principal bedroom having a vaulted ceiling and a Juliet balcony to the rear enjoying an elevated outlook to the garden and beyond. There are two further double bedrooms and a house bathroom comprising a suite to include a WC, wash hand basin, bath with shower over, two windows and a built in dressing table. From the landing a further staircase rises to the second floor with access to a level loft space providing good accessible storage and a further fourth double bedroom with sink unit and views to all aspects.

## OUTSIDE

6 Merton Terrace stands behind a small foregarden planted with spring bulbs with a private driveway to the side providing off road parking for two cars. Gated side access leads around to a most wonderful landscaped rear garden enjoying a private, South facing aspect. A lawned garden extends through, with mature planted borders and a vegetable path with raised beds to include a greenhouse and shed to the rear. Within the garden there are a selection of seating areas and pathways, a feature pond and patio terrace extending off the back of the property. External power points and cold water taps are connected.

## SERVICES

We are advised by our client that mains water, mains drainage, electricity and gas are connected. Verification should be obtained from your surveyor.

## TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor.

## POSSESSION

Vacant possession will be given on completion.

## COUNCIL TAX

Tax Band: D.  
Shropshire Council.  
[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the Bridgnorth Office.

## DIRECTIONS

From Bridgnorth proceed out towards Cleobury Mortimer on the B4363 where you will enter the village of Oldbury. Merton Terrace is positioned a short way along on your left hand side.

Offers Around £499,950

EPC: E

**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.







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