



23 Greyfriars House Stourbridge Road, Kings Court, Bridgnorth, Shropshire, WV15 6AR

BERRIMAN
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An immaculate two double bedroom, two bath/shower room, second floor apartment with views and private allocated parking. This is a popular, quiet, modern development of secure apartment living, easily accessible to Town.

Shrewsbury - 21 miles, Much Wenlock - 9 miles, Kidderminster - 13 miles, Telford - 12 miles, Wolverhampton - 14 miles, Stourbridge - 13 miles, Birmingham - 26 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. The historic market town of Bridgnorth offers an abundance of historic buildings and pleasant walkways including the Castle Walk and Gardens. Another notable attraction is the Severn Valley Steam Railway. Within the town there are a wide range of facilities including a diverse selection of shopping, healthcare services and many pubs, cafes, bars and eateries. The town also offers a good selection of schools catering for most age groups together with an array of sports clubs, gyms and leisure centre. 23 Greyfriars House is situated within a popular modern development being within walking distance to the towns amenities and riverside walks.

ACCOMMODATION

Offering stylishly furnished well proportioned and immaculately presented accommodation with Juliet balconies off the bedroom and living room. There are communal grounds to the rear along with allocated parking. The communal entrance benefits from a security intercom system.

The apartment is entered via the reception hall which provides three good storage/cloaks cupboards. The kitchen and living area is open plan and enjoys a dual aspect with a window to the rear and a Juliet balcony to the front enjoying an elevated outlook. The kitchen is fitted with a range of modern units with an integrated double oven/grill and electric hob with extractor over and a sink unit with drainer. There is provision for a washing machine and dishwasher. The living area extends off the kitchen with space for a dining area.

From the hall the master double bedroom suite overlooks the front elevation with a modern en-suite shower room. A further double bedroom features a Juliet balcony to the rear having a pleasant outlook. The house bathroom is fitted with a white suite to include a WC, wash hand basin and a panelled bath.

SERVICES

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

TENURE

We are advised by our client that the property is LEASEHOLD. Service and management charges apply at a cost of approximately £115pcm. And a ground rent of approximately £150 per annum. 125 year lease from 2012. Verification should be obtained by your Solicitors.

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

FIXTURES AND FITTINGS

Our clients are offering to leave the furniture and contents.

VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

LOCAL AUTHORITY

Shropshire Council.
Tax Band: A.

POSSESSION:

Vacant possession will be given on completion.

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

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

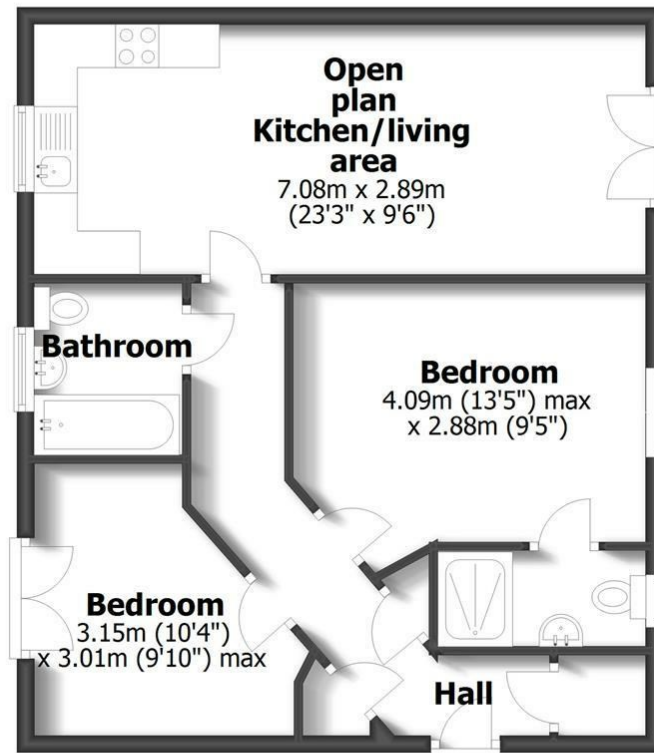
Offers Around
£180,000

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.



23 GREYFRIARS HOUSE
STOURBRIDGE ROAD, BRIDGNORTH



SECOND FLOOR

TOTAL: 58.3sq.m. 628.0sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

