



148 Broad Oak, Six Ashes, Shropshire, WV15 6EQ

BERRIMAN  
EATON

# 148 Broad Oak, Six Ashes, Shropshire, WV15 6EQ

This character detached cottage stands back off the A458 Stourbridge to Bridgnorth Road and enjoys a high level of privacy, but is a need of some further modernisation. Already having some double glazing, secondary double glazing, and LPG fired gas central heating, this is a wonderful opportunity.  
Bridgnorth - 6 miles, Telford - 17 miles, Stourbridge - 9 miles, Wolverhampton - 12 miles, Shrewsbury - 27 miles, Birmingham - 21 miles.  
(All distances are approximate).

## LOCATION

Situated around 5 miles from the historic market town of Bridgnorth with its wealth of facilities including supermarkets, independent shops, a large variety of restaurants, pubs, bars and cafes. The town also caters for education for all age groups. There is also a medical centre and hospital. From the cottage there is access to many near-by countryside walks with the village of Bobbington located just 2 miles away.

## ACCOMMODATION

Entering into a spacious hallway, stairs rise off to the first floor. The fitted kitchen has a tiled floor, dual aspect and range of cream fitted units, comprising enamelled sink, base cupboards and drawers, wall cupboards, built-in oven and hob with extractor hood over and door giving access to the rear lobby with utility beyond having plumbing for the washing machine. The lounge has two windows to the front with secondary glazing and fitted log burner in an inglenook fireplace. A steep step leads into a further space (limited head space) having an access to the rear garden and two windows.

On the first floor there are three well proportioned bedrooms and a large bathroom having WC, handbasin, panelled bath and separate shower.

## OUTSIDE

Outside, there is an attached large store and access to both sides of the cottage. The large garden runs to the side enclosed by mature hedging with a hardstanding for shed and timber deck patio area. At the front of the cottage, there is a sandstone store and parking on the drive adjacent to a lawned fore garden. The cottage rear boundary overlooks farmland.

## SERVICES

We are advised by our client that mains electricity is connected. LPG gas. Verification should be obtained from your surveyor.

## TENURE

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

## COUNCIL TAX

Shropshire Council.  
Tax Band: D.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

From Bridgnorth proceed out on the Stourbridge Road (A458). Continue to follow the road passing Rushmere Farm Shop on your left. On approaching Six Ashes cross roads, 148 Broad Oak is positioned on the right hand side just off a slip road.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

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### Lettings Office

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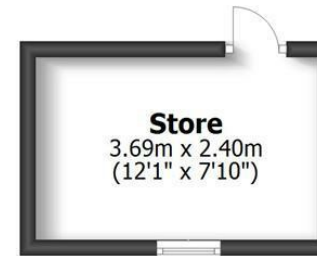
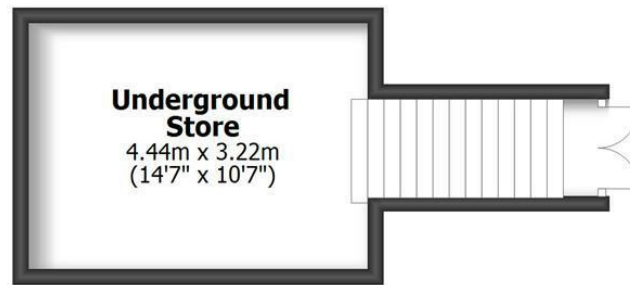
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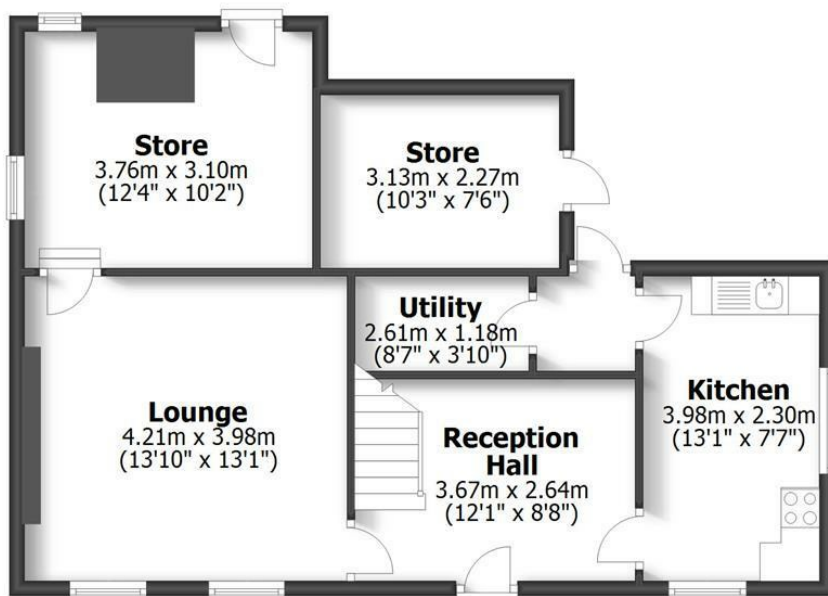
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



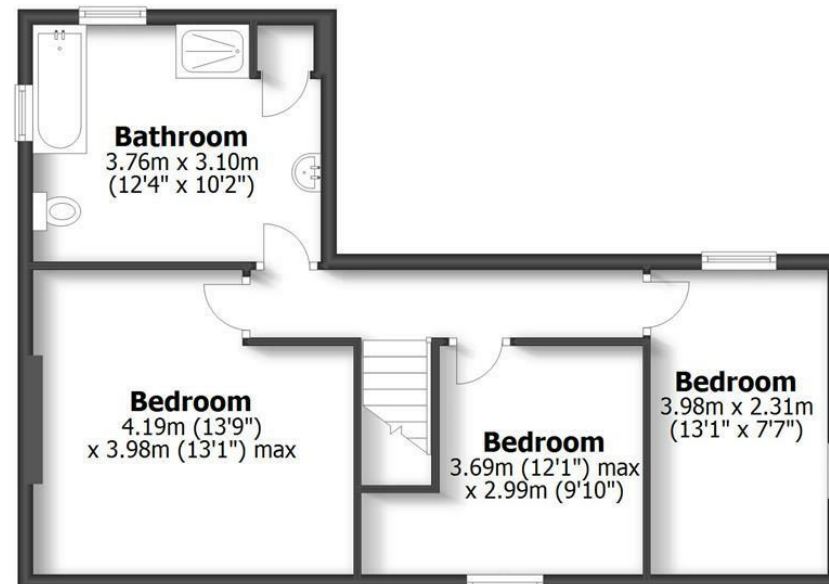
**148 BROAD OAK**  
**SIX ASHES, BRIDGNORTH**



HOUSE: 110.3sq.m. 1,187.7sq.ft.  
 STORES: 30.3sq.m. 326.0sq.ft.  
**TOTAL: 140.6sq.m. 1,513.7sq.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**

