



7 Westgate Villas, Salop Street, Bridgnorth, Shropshire, WV16 4QX

BERRIMAN
EATON





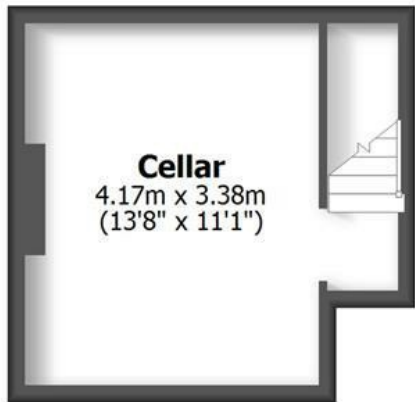
7 Westgate Villas, Salop Street, Bridgnorth, Shropshire, WV16 4QX

An imposing Victorian semi detached home arranged over three floors offering four double bedroom accommodation along with a block paved double driveway and a beautiful, mature garden to the rear, walking distance to towns bustling High Street and amenities.

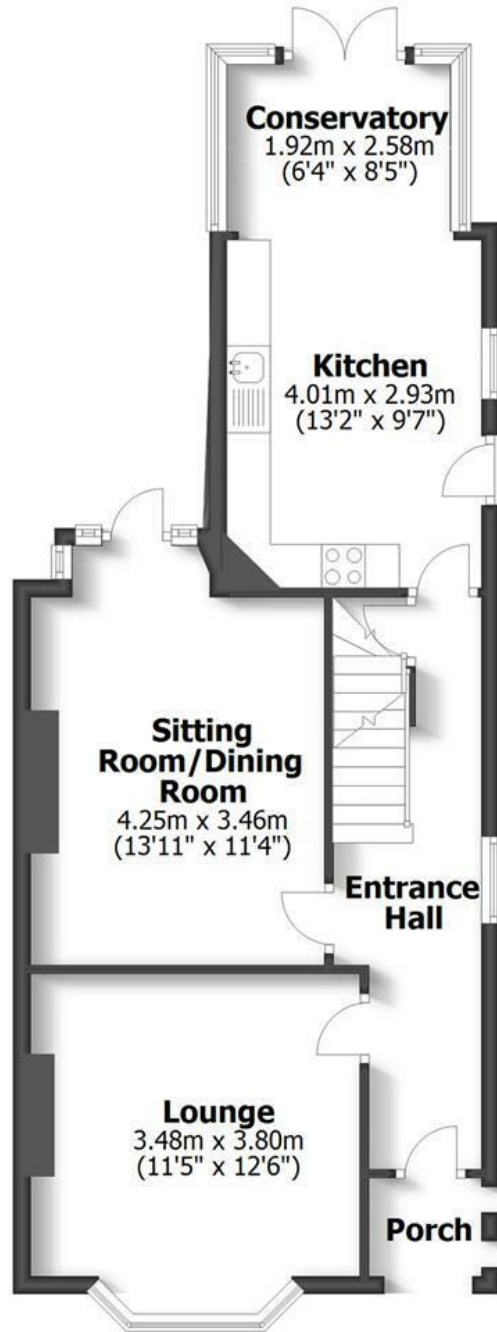
Much Wenlock - 7.9 miles, Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 14 miles, Stourbridge - 15 miles, Wolverhampton - 14 miles, Ludlow - 19 miles, Birmingham - 27 miles.

(All distances are approximate).

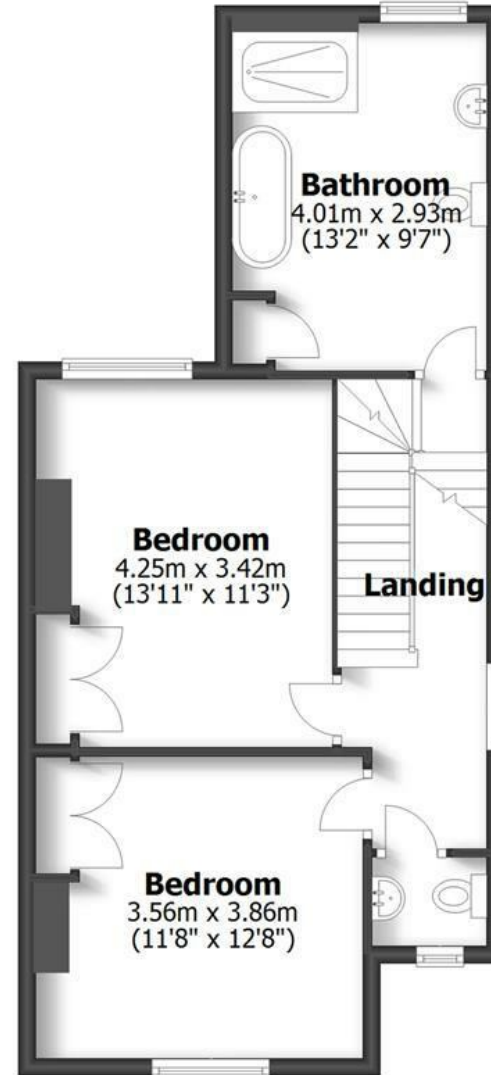
7 WESTGATE VILLAS
SALOP STREET, BRIDGNORTH



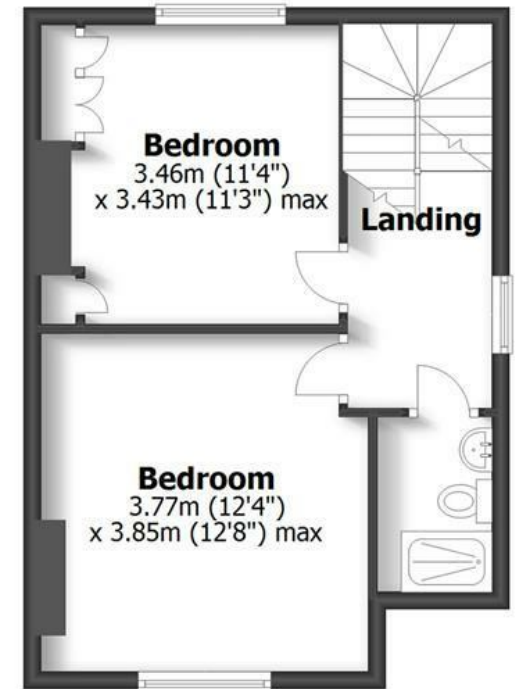
Basement



Ground Floor



First Floor



Second Floor

HOUSE: 145.7sq.m. 1,568.2sq.ft.
CELLAR: 16.9sq.m. 181.7sq.ft.
TOTAL: 162.6sq.m. 1,749.9sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

LOCATION

Most conveniently located and within walking distance to the town's High Street, this location provides the freedom to participate on foot the town's excellent range of facilities that include a large selection of shops, pubs/bars, cafés and restaurants. Along with an excellent choice of primary and secondary schooling, healthcare, hospital and an array of sports facilities. There are also many historic attractions for visitors such as the Severn Valley Steam Railway, Northgate museum, funicular cliff railway and River Severn walks.

OVERVIEW

Located within the conservation area, 7 Westgate Villas is an elegant home, beautifully presented enjoying a most desirable location with its proximity to the High Street along with its private parking and large, well established private gardens to the rear. This period residence dates back to the Victorian era boasting high ceilings, sash windows and feature cast iron places fireplaces throughout.

ACCOMMODATION

The property is approached via a front canopy porch with a front door opening through to the hall. Stairs rise off to the upper floors, along with access to the cellar and doors leading off to the ground floor reception rooms. The lounge overlooks the front aspect with a walk in bay window and a cast iron fireplace set upon a tiled hearth. The sitting room features a fireplace housing a coal effect gas fire. Full height windows and a door open out to the rear garden. The breakfast kitchen extends out to the rear with a conservatory creating a lovely breakfast room with views looking out across the garden. The kitchen is fitted with a range of matching base and wall units with work tops over, ceramic sink and a built in oven/grill and gas hob. A sash window and door open out to the side with French doors off the conservatory.

From the hall stairs rise to the first floor landing having a sash window to the side elevation and doors off to; A large family bathroom comprising a white suite to include a WC, pedestal wash hand basin, bath, separate shower and linen cupboard. A split landing gives access to two double bedrooms both with a built in wardrobe along with a separate WC. A further staircase rises to the second floor with a further two good sized double bedrooms and a modern fitted shower room.

OUTSIDE

7 Westgate Villas is set back behind a block paved double driveway providing private parking edged with a planted gravelled border. Gated side access leads around to a beautiful, enclosed rear garden with a patio seating terrace extending off the breakfast kitchen and a good sized lawned garden beyond with well stocked planted borders.

SERVICES

We are advised by our client that all main services are connected. 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. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: E.

VIEWING ARRANGEMENTS

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

Offers Around £535,000

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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