



23 St Marys Street, Bridgnorth, Shropshire, WV16 4DW

BERRIMAN
EATON



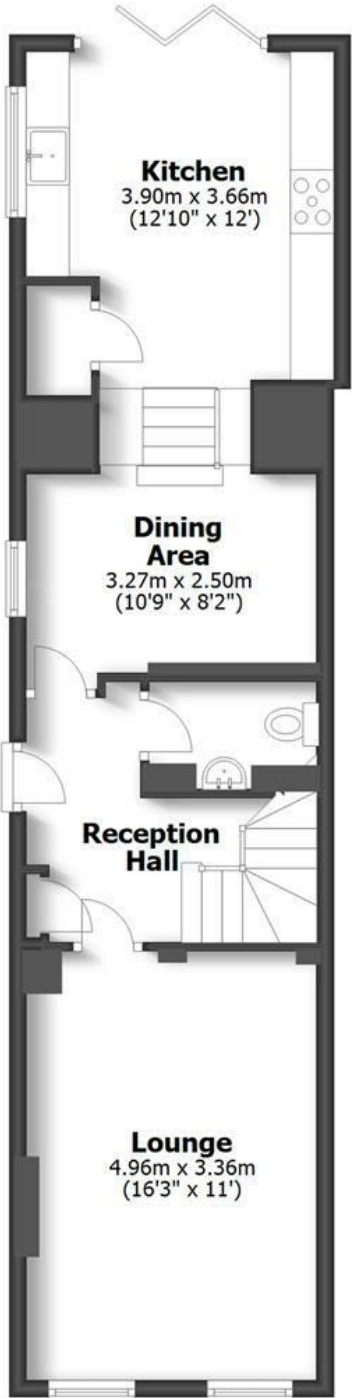


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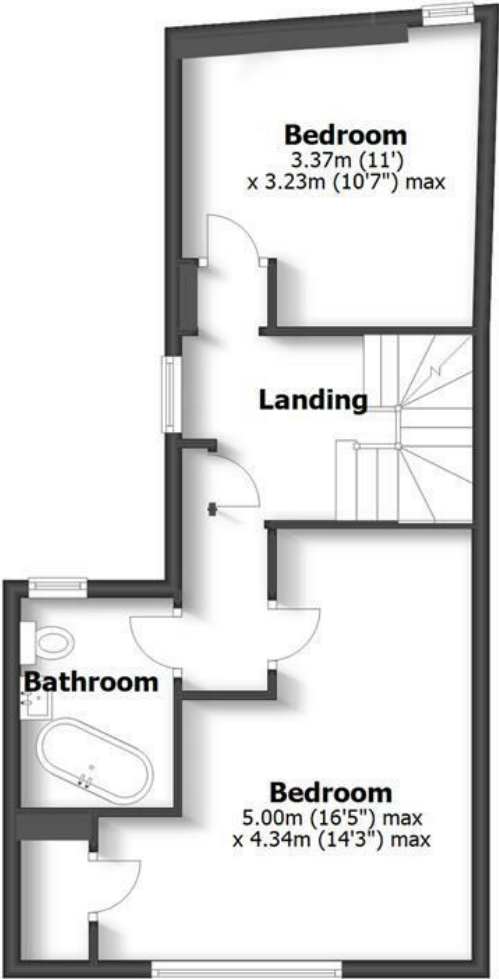
Immaculately presented and styled throughout, this four bedroom period home offers a modern interior with a private walled courtyard garden central to the town. Much Wenlock - 8 miles, Telford - 12 miles, Ludlow - 19 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 27 miles, (All distances are approximate).

**23 ST MARYS STREET
BRIDGNORTH**

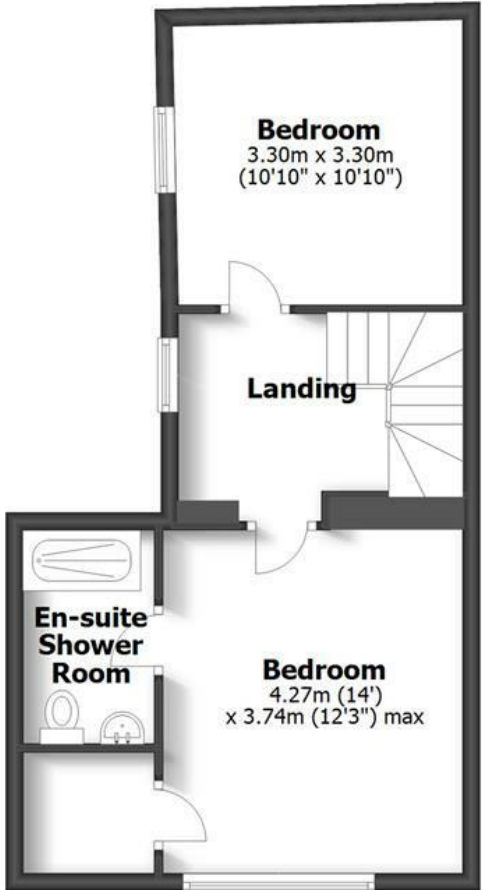
TOTAL: 135.6sq.m. 1,459.2sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

LOCATION

St Marys Street enjoys a central location, just a short stroll from the bustling High Street within the conservation area. The historic Market Town of Bridgnorth is home to many historical places of interest and beautiful architecture to include churches and many listed buildings. Another notable attraction is the Severn Valley Railway with its vintage steam trains and stations running to Kidderminster. Within the town there are a wide range of facilities including a diverse selection of shops, cafes, pubs and restaurants, along with weekend farmers markets and many themed events held throughout the year. There are healthcare services, hospital, supermarkets, primary and secondary schooling and an excellent array of sports clubs and a leisure centre. For entertainment the town has its own art deco cinema along with the 'Theatre on the Steps' showing a wide variety of performances to include drama, music and dance. As well as meandering through the towns historical walkways and steps there are good cycle routes and many countryside walks along the banks of the River Severn and beyond.

OVERVIEW

Having undergone a full scheme of refurbishment in 2019, this period townhouse sits within the Conservation Area and has been beautifully remodelled with good room proportions to offer modern day living space, whilst still retaining some of the character features. Importantly the house has an outdoor side access with a great storage area to an enclosed feature courtyard private garden that has folding bi-fold doors to the kitchen.

ACCOMMODATION

With the accommodation arranged over three storeys, the property is entered through a private side passageway with the front door opening into the entrance hall. From here a turning staircase rises to the upper floors with a guest cloakroom and doors off to; The lounge, positioned to the front with two sash windows looking out onto St Marys Street and centre fireplace housing a log burner. To the rear is a split level dining room with engineered oak flooring and steps with glass balustrade leading up into the kitchen area having Bi-fold doors that open out connecting to the outside courtyard creating a wonderful entertaining space. Fitted with a range of painted base and wall cabinets, wood block worktops, inset sink unit and built in appliances to include a fridge, freezer, dishwasher, extractor hood and provision for a cooker. A pantry cupboard provides good storage along with the provision for a washing machine.

A light and spacious first floor landing gives access to two double bedrooms, one of which has a fitted wardrobe. The stylish contemporary bathroom features a free standing bath, along with a WC, wash hand basin and a heated towel rail. From the landing a further turning staircase rises to the second landing giving access to the principal bedroom suite which features a vaulted ceiling with exposed beams, window looking out to the front aspect, walk-in wardrobe and a modern shower room. Across the landing is a fourth double bedroom having a window to the side elevation.

OUTSIDE

From St Marys Street a door opens into a paved private passageway which leads to the front door and around to a beautiful landscaped walled courtyard which enjoys a most peaceful, private setting.

SERVICES

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

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your solicitor. Vacant possession on completion.

COUNCIL TAX

Shropshire Council, Tax Band: F
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £550,000

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.







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