



**The Cottage, Broad Oak, Six Ashes, Bridgnorth, Shropshire, WV15 6EQ**

**BERRIMAN**  
**EATON**







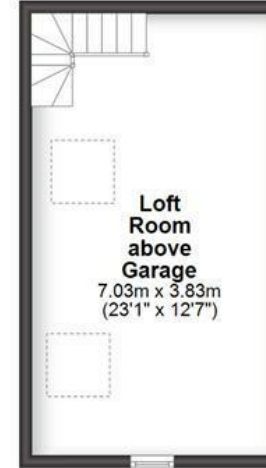
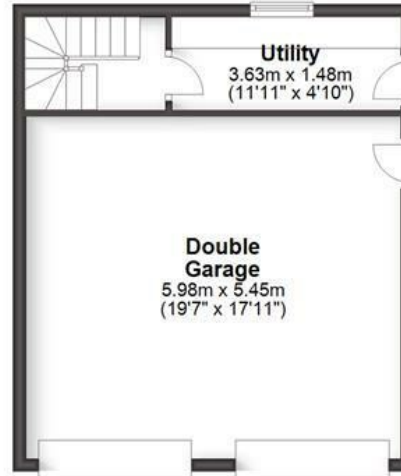


## The Cottage, Broad Oak, Six Ashes, Bridgnorth, Shropshire, WV15 6EQ

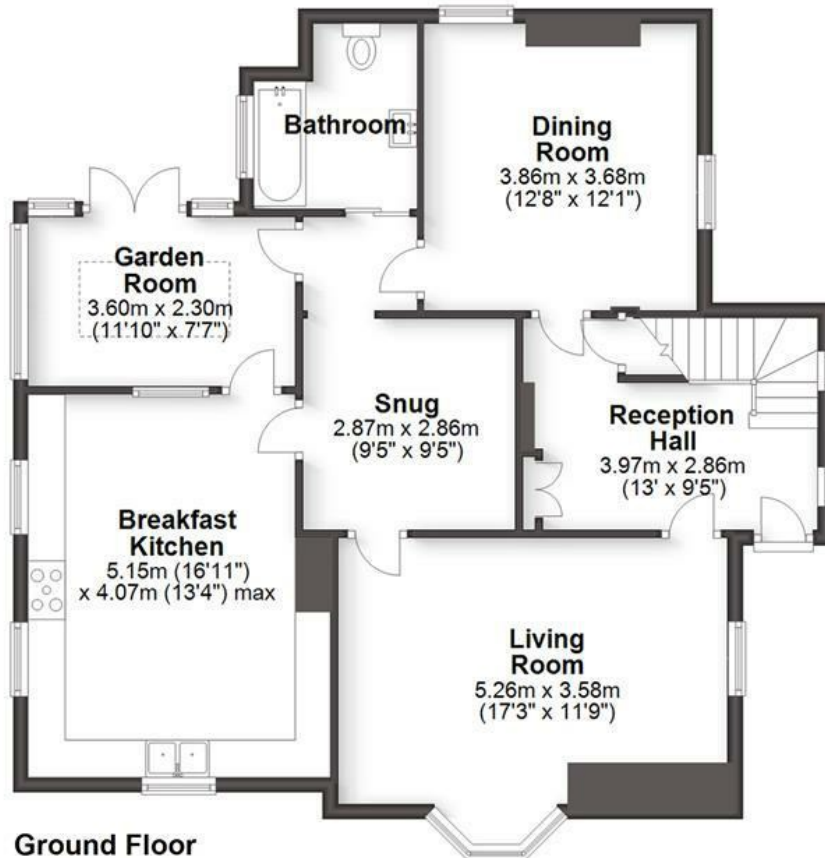
Privately positioned, this detached four bedroom character cottage is located just over 5 miles from the historic riverside town of Bridgnorth, set within generous gardens extending to around 0.5 of an acre with two double detached garages.

Much Wenlock - 13 miles, Telford - 17 miles, Stourbridge - 9 miles, Wolverhampton - 12 miles, Shrewsbury - 27 miles, Ludlow - 25 miles, Birmingham - 21 miles.  
(All distances are approximate).

**THE COTTAGE**  
**BROAD OAK, SIX ASHES**



HOUSE: 172.9sq.m. 1,860.9sq.ft.  
 GARAGES: 107.9sq.m. 1,161.6sq.ft.  
**TOTAL: 280.8sq.m. 3,022.5sq.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**



## LOCATION

Situated around 5 miles from the historic market town of Bridgnorth with its wealth of facilities including a range of supermarkets, independent shops, a large variety of pubs, restaurants, 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, Six Ashes public house and the village of Bobbington located just 2 miles away.

## ACCOMMODATION

The Cottage has been updated over the years by its current owners, immaculately presented and well tendered surrounding gardens. The accommodation is arranged over two storeys with character features to include exposed beams and fireplaces.

On entering the cottage, the reception hall provides stairs rising to the first floor with understairs storage and a cloaks cupboard. There are three reception rooms, which includes a living room having a bay window to the front, window to the side and an exposed brick fireplace housing a cast iron log burner. The dining room, again enjoying a dual aspect with an open fireplace, overlooking the rear gardens. Centrally located to the house is the snug which links to the breakfast kitchen and garden room. The kitchen is fitted with a range of matching base and wall cabinets, with an inset twin Belfast sink, fridge/freezer, dishwasher, two pull out carousel units and the provision for a cooker. The garden room leads off with a lantern roof light and double doors opening out onto the terrace. Completing the ground floor is a bathroom fitted with a WC wash hand basin and a bath.

Stairs from the hall rise to a spacious first floor landing which accommodates a lovely study area with built in cupboard. The principal double bedroom looks out to the front and rear aspects with an en-suite shower room. There are a further three bedrooms, two of which enjoy a dual aspect. A family shower room comprises a suite to include a WC and wash hand basin set within a vanity unit, corner shower and an airing cupboard.

## OUTSIDE

Entered through a gated driveway, there is parking with a detached double garage and lawned fore gardens. The driveway extends around to a further detached double garage having a separate utility to the rear and a staircase rising to the first floor loft room, which offers great potential subject to the necessary planning consents. The rear gardens are mainly laid to lawn with planted borders all enclosed by a mature hedge boundary giving a high degree of privacy. A tiered paved patio terrace extends off the garden room creating a lovely dining/entertaining space during the summer months.

## SERVICES

We are advised by our client that mains water and electricity are connected. Oil fired central heating and private drainage via a septic tank. Verification should be obtained from your surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Shropshire Council.  
Tax Band: E.  
[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, The Cottage can be found on the right hand side identified by our for sale board.

Offers Around £699,950

EPC: D

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.













**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**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Worcestershire Office**  
01562 546969  
[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

**BERRIMAN EATON**