



22 Greyfriars, Bridgnorth, Shropshire, WV16 4JX

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An excellent home, updated to the highest standard with high end fittings and double off road parking, walking distance to the High Street and riverside walks. **MUST BE VIEWED.** Much Wenlock - 9 miles, Telford - 13 miles, Shrewsbury - 21 miles, Ludlow- 20 miles, Wolverhampton - 15 miles, Stourbridge -17 miles. Kidderminster - 14 miles, Birmingham - 31 miles. (All distances are approximate).

LOCATION

Situated one road back from the River Severn, there is a private view from the front to the River, with a pedestrian short cut into Friars Street leading into the towns excellent range of facilities and an abundance of riverside walks. The historic market town itself offers a good range of amenities to include a variety of shops, pubs and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many local attractions such as the Severn Valley Railway, Bridgnorth Castle and gardens, Northgate museum and the iconic Funicular Cliff Railway within walking distance.

A most immaculate home having undergone a transformation of improvements, now having LED down lighters, oak style flooring, UPVC replaced windows, careful storage planning with bespoke fitted joinery and wardrobes, whilst the kitchen and all bathrooms have been refitted with great attention to detail to the cabinetry and tiling to give a most luxurious finish. Outside there has been hard landscaping with a new driveway and low maintenance rear garden.

ACCOMMODATION

An integral porch leads into the hall with oak style flooring, stairs off and door to an inner hall having full height storage cupboards including fully enclosed space for a washing machine and tumble dryer. There is a ground floor study space and door to a double bedroom having a contemporary en-suite shower room.

Stairs from the entrance hall rise to the first floor landing with a guest cloakroom/WC and built in storage. The lounge has views to the front over the cul de sac and to the River Severn and park beyond. A stunning re-fitted breakfast kitchen with Karndean flooring has a range of high gloss soft close units with Quartz work tops, eye level built in microwave and oven, integrated fridge freezer, boiling tap, dishwasher and hob, vertical radiator and French patio doors to the garden from the dining area.

From the second floor landing with cupboard housing the central heating boiler, having recently been replaced, there is the principal double bedroom with views to the front, full height built in wardrobes and door to the re-fitted en-suite shower room comprising a WC, wash hand basin set within a vanity unit, a 1.5m walk-in shower with rainwater and hand held shower heads with glass screen, fitted mirror cabinet with lights and magnifying mirror along with complimentary tiling. Bedroom 2 to the rear, is fitted with floor to ceiling double wardrobe and Bedroom 3 with views to the rear benefits from having a full length range of floor to ceiling wardrobes. The modern family bathroom is again re-fitted having a bath with mains shower over and hand held shower, WC and wash hand basin set within a vanity unit, wall hung cabinet with mirror doors and magnifying mirror. Fully tiled complimentary walls and floor.

OUTSIDE

22 Greyfriars is set back behind a double width permeable set gravel driveway giving access to the single garage and EV charger. The rear garden is beautifully landscaped and accessed from the dining kitchen or has rear pedestrian access. With a close boarded fence boundary the garden has a set permeable gravel patio and extends to easy steps and a further raised decked area at the rear. Designed for low maintenance, the garden has gravel beds with mature planting.

SERVICES

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

COUNCIL TAX

Shropshire Council.
Tax Band: E.
www.mycounciltax.org.uk/content/index

VIEWING ARRANGEMENTS

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

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor. Vacant possession will be given upon completion.

DIRECTIONS

From High Town, proceed towards Low Town via Underhill Street. Just before crossing over the bridge turn left onto the Riverside. Continue along side the river and take the second left into King Charles Way and then left into Greyfriars where the property is towards the end of the cul-de-sac on the right hand side.

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Offers Around
£450,000

EPC: C

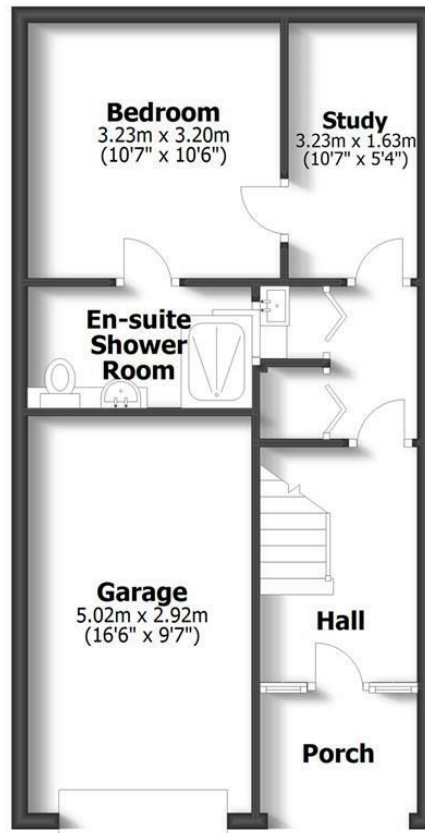
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



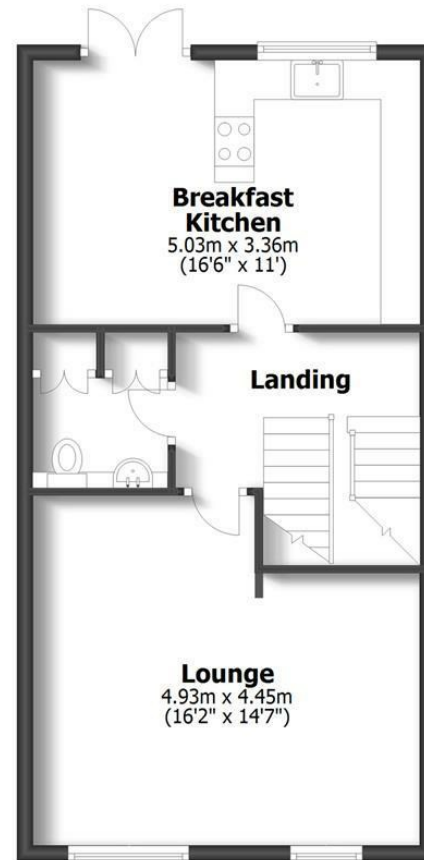
**22 GREYFRIARS
BRIDGNORTH**

HOUSE: 132.9sq.m. 1431sq.ft.
 GARAGE: 14.7sq.m. 158sq.ft.
TOTAL: 147.6sq.m. 1589sq.ft.

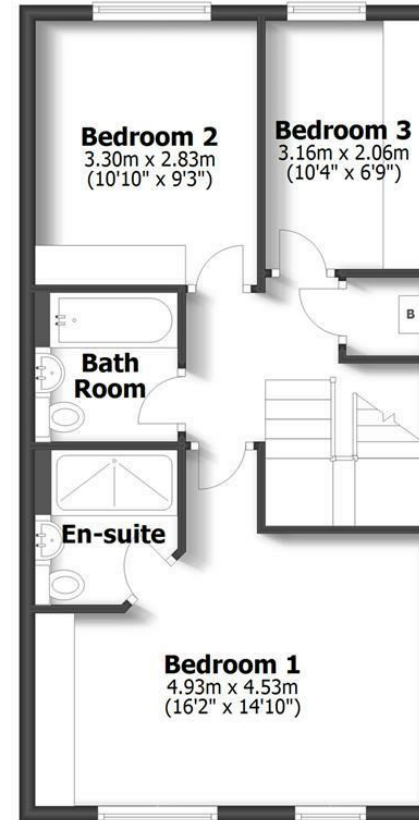
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

