



Rose Cottage, 1 Astbury Terrace, Bridgnorth, Shropshire, WV16 6AT

BERRIMAN  
EATON

# Rose Cottage, 1 Astbury Terrace, Bridgnorth, Shropshire, WV16 6AT

With large established gardens and a driveway, Rose Cottage is an end terrace offering three bedrooms peacefully located just a short stroll from Astbury Falls. Bridgnorth - 3 miles, Kidderminster - 16 miles, Ludlow - 20 miles, Shrewsbury - 23 miles, Wolverhampton - 16 miles, Telford - 14 miles, Birmingham - 28 miles. (All distances are approximate).

## LOCATION

Astbury is located just a short distance from the historic market town of Bridgnorth enjoying a rural and peaceful setting offering an abundance of countryside walks and cycling routes, close to the Astbury Golf Club and restaurant. The cottage benefits from a private driveway to the side with extensive gardens extending to the front, side and rear. The market town of Bridgnorth offers a selection of facilities including shops, primary and secondary schooling, health services, community hospital, post offices and numerous pubs, cafes and restaurants. There is also a good selection of sports clubs, weekend markets and local attractions such as the Severn Valley Steam Railway, River Severn and the Cliff Railway.

## ACCOMMODATION

The extended cottage requires some updating and currently comprises; A breakfast kitchen with a door through into the lounge having a wood burning stove with back boiler, a window to the front elevation and cloaks/store cupboard. A door opens through into a spacious reception room which is currently used as a dining room having a door to the front, understairs storage and windows to the front and side elevations. Stairs rise off to the first floor where there are three bedrooms, bathroom and a separate WC. The property is mostly double glazed with night storage heaters throughout the property.

## OUTSIDE

A private driveway sits to the side of the property providing good off road parking with access to a garage/store and the rear courtyard. Steps give access up to the tiered mature gardens which extend around to the side and rear of the cottage, offering great potential. An additional piece of land, bordered by the Mor Brook, is accessed off the lane having a right of way through the Astbury estate. Please note the neighbours have a pedestrian right of way across the drive.

## SERVICES

We are advised by our client that mains water and electricity are connected. Private drainage. 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: D.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

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

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

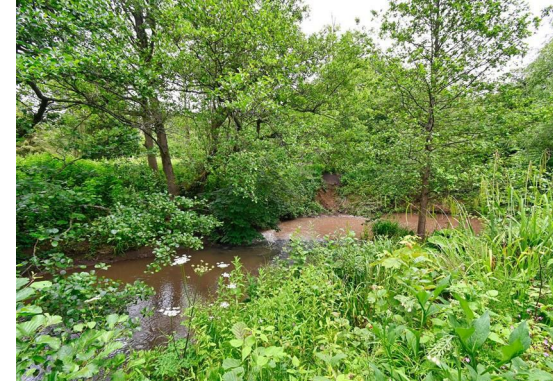
worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£299,950

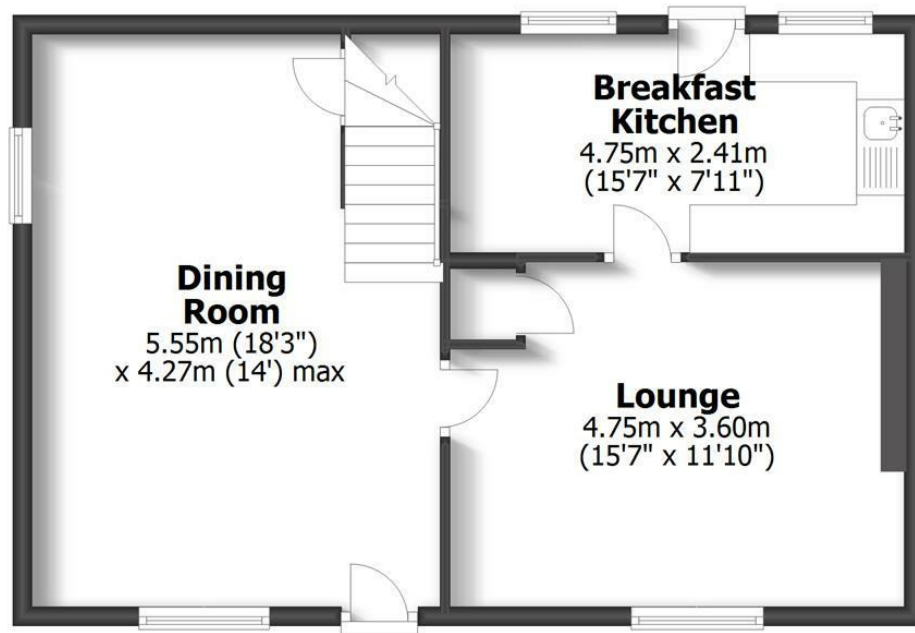
EPC: D

**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.

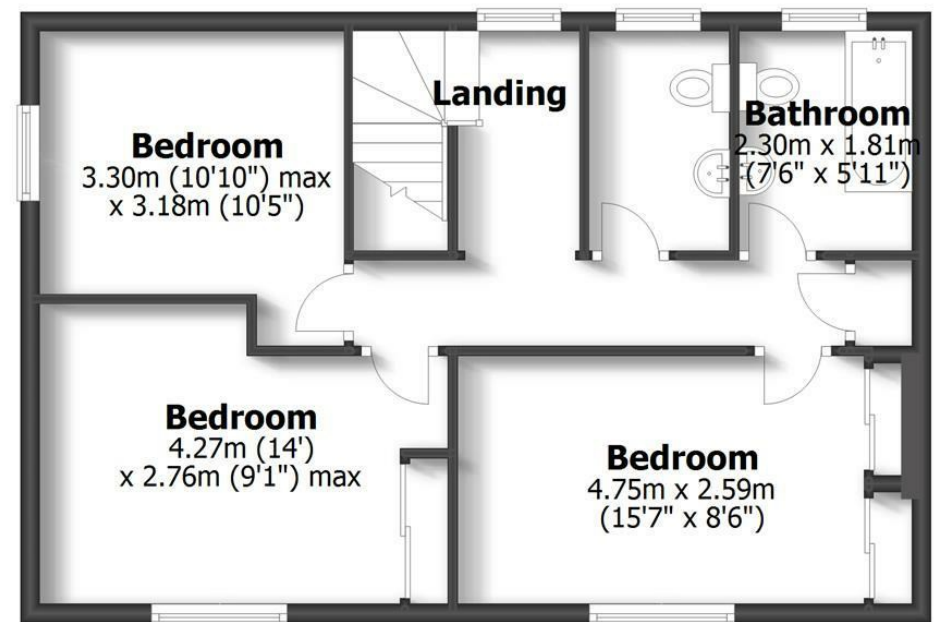


**1 ASTBURY TERRACE**  
**ASTBURY, BRIDGNORTH**

**TOTAL: 109.3sq.m, 1,176.2sq.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**

