



45 Hospital Street, Bridgnorth, Shropshire, WV15 5AR

BERRIMAN  
EATON

## 45 Hospital Street, Bridgnorth, Shropshire, WV15 5AR

Enjoying a private lawned garden and terrace to the rear, this period three storey townhouse offers deceptively spacious living accommodation with three/four bedrooms, two bath/shower rooms, cellar and a cave for storage. Being a short stroll to towns excellent amenities and riverside walks.

Much Wenlock - 9 miles, Ludlow - 19 miles, Telford - 12 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles, Stourbridge - 14 miles, Birmingham - 29 miles.  
(All distances are approximate).

### LOCATION

Located in Low Town, this is a highly commutable location between the A442 and the A458. The historic market town of Bridgnorth is set upon the banks of the river Severn and offers many exciting attractions that can be accessed on foot. Near-by are riverside walks, amenities and tea rooms, whilst across the bridge the Cliff Railway gives access to the bustling High Town with its independent shops, cinema, theatre and an array of pubs, cocktail bars and restaurants.

There are many places of interest and historical buildings with pleasant walkways including the Castle Walk and Gardens, funicular Railway and the Severn Valley Railway with its historic steam trains and themed events held throughout the year. The town also provides good schooling, an abundance of sports clubs, healthcare services and a community hospital.

### ACCOMMODATION

On entering through the front door, an entrance porch with full height glass door opens through into the dining hall, laid with oak flooring, there is a bespoke fitted corner cabinet and an exposed brick fireplace housing a cast iron log burner set upon a quarry tiled hearth. Leading off, an inner hall with a reclaimed brick floor extends through into the sitting room having a vaulted ceiling with sky light, exposed beams and double doors opening out onto the rear terrace. A ground floor shower room provides a walk in shower, WC, wash hand basin and a heated towel rail. The kitchen is fitted with a range of bespoke oak base and wall cabinets, work tops, inset ceramic sink, and fitted appliances to include an oven/grill and a gas hob with extractor above. There is provision for a washing machine and a cupboard housing the the gas central heating boiler. Sash windows look out to the garden along with a stable door. Stairs lead down to the cellar, which has been tanked and provides excellent storage with lights and power points connected.

Stairs from the kitchen rise to a light and spacious first floor landing area with doors off to; the lounge, enjoying a dual aspect with sash windows to the front and side elevations along with a feature fireplace housing a wood burning stove. This room could also be utilised as the principal bedroom if required. Across the landing is the bathroom fitted with a white suite to comprise a WC, wash hand basin with vanity drawers below and a bath with shower over. From the landing a further staircase rises to the upper second floor which provides another two double bedrooms, one of which has a fitted double wardrobe and a third bedroom which is currently used as a home office overlooking the front aspect.

### OUTSIDE

The property benefits from a charming garden to the rear, bounded by a part wall and fence boundary with planted borders enjoying a good degree of privacy. The garden consists of a brick paved seating/dining terrace with steps up to a lawned garden beyond. A sandstone cave at rear provides garden storage with steps giving access to the sandstone embankment beyond with established foliage. Number 45 has a right of way over the neighbouring properties for access.

### 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: C.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### 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.

### VIEWING ARRANGEMENTS

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

#### 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)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

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

Offers Around  
**£375,000**

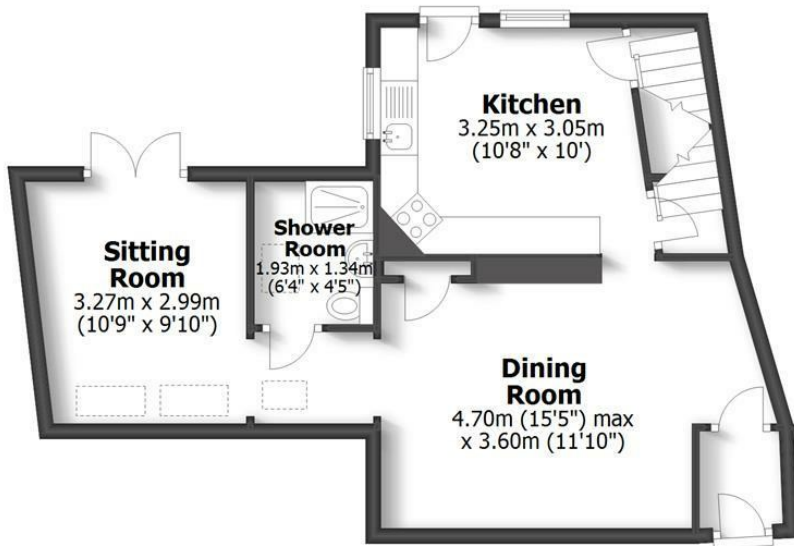
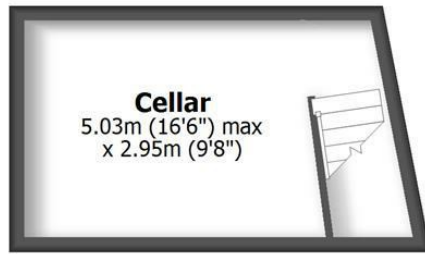
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

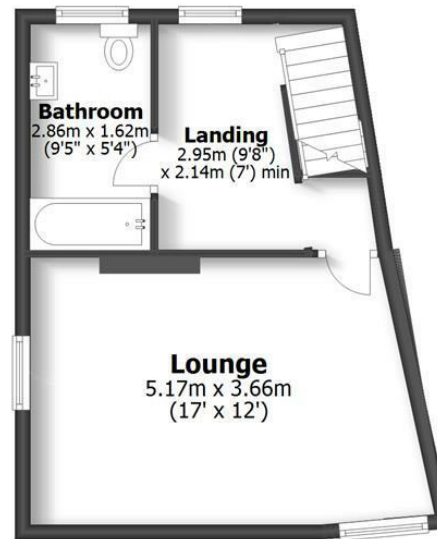
**45 HOSPITAL STREET**  
**BRIDGNORTH**

HOUSE: 112.0sq.m. 1,205.9sq.ft.  
CELLAR: 14.4sq.m. 155.3sq.ft.  
**TOTAL: 126.4sq.m.1,361.2sq.ft.**

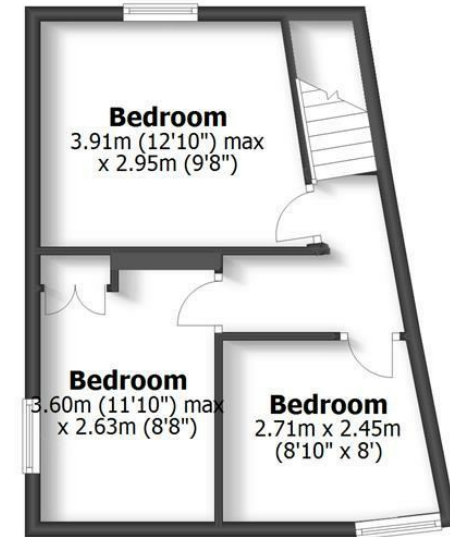
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**





