



20 Greyfriars House, Kings Court, Stourbridge Road, Bridgnorth, Shropshire, WV15 6AR

**BERRIMAN**  
**EATON**

# 20 Greyfriars House, Kings Court, Stourbridge Road, Bridgnorth, Shropshire, WV15 6AR

A modern penthouse apartment offering two double bedrooms and two bath/shower rooms close to the towns amenities and riverside walks.  
Much Wenlock - 8 miles, Ludlow - 19 miles, Wolverhampton - 14 miles, Telford - 11 miles, Kidderminster - 13 miles, Stourbridge - 13 miles, Shrewsbury - 22 miles, Birmingham - 32 miles.  
(All distances are approximate).

## LOCATION

Kings Court sits within this highly commutable location between the A442 and the A458. The historic market town of Bridgnorth offers an excellent array of amenities along with many historical places of interest and pleasant walkways including the Castle Walk and Gardens. Another notable attraction is the Severn Valley Steam Railway. Within the town there are a range of facilities including a diverse selection of shopping: Antiques, gifts, grocery, butchers, bakers and weekly markets. There are larger supermarkets also on the edge of town, health facilities and a good selection of schools catering for most age groups together with a leisure centre, cricket, rugby and rowing club making this an ideal town for families.

20 Greyfriars House is a third floor apartment, well proportioned and presented with a Juliet balcony off the lounge. There are communal grounds with allocated parking. The communal entrance benefits from a security intercom system.

## ACCOMMODATION

The apartment is entered via the private reception hall which provides two storage/cloaks cupboards. The lounge features a Juliet balcony and an archway leading through into the kitchen. The kitchen is fitted with a range of modern units with an integrated oven/grill, electric hob with extractor above and a sink unit with drainer. There is provision for a fridge/freezer, washing machine and dishwasher with a window looking out to the rear elevation. There are two double bedrooms, with the master bedroom benefitting from an en-suite shower room. The main bathroom is fitted with a suite to include a WC, hand basin and a bath with shower over.

## OUTSIDE

There is an allocated parking space and visitor parking spaces. There are communal grounds to the rear of the property.

## TENURE:

We are advised by our client that the property is LEASEHOLD. Service and management charges apply at a cost of approximately £115pcm. And a ground rent of approximately £150 per annum. 125 year lease from 2012. Verification should be obtained by your Solicitors.

## LOCAL AUTHORITY

Shropshire Council.  
Tax Band: B.

## FIXTURES AND FITTINGS:

By separate negotiation.

## POSSESSION:

Vacant possession will be given on completion.

## SERVICES:

We are advised by our client that mains water, drainage and electricity are connected. Verification should be obtained by your surveyor.

## VIEWING ARRANGEMENT:

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)

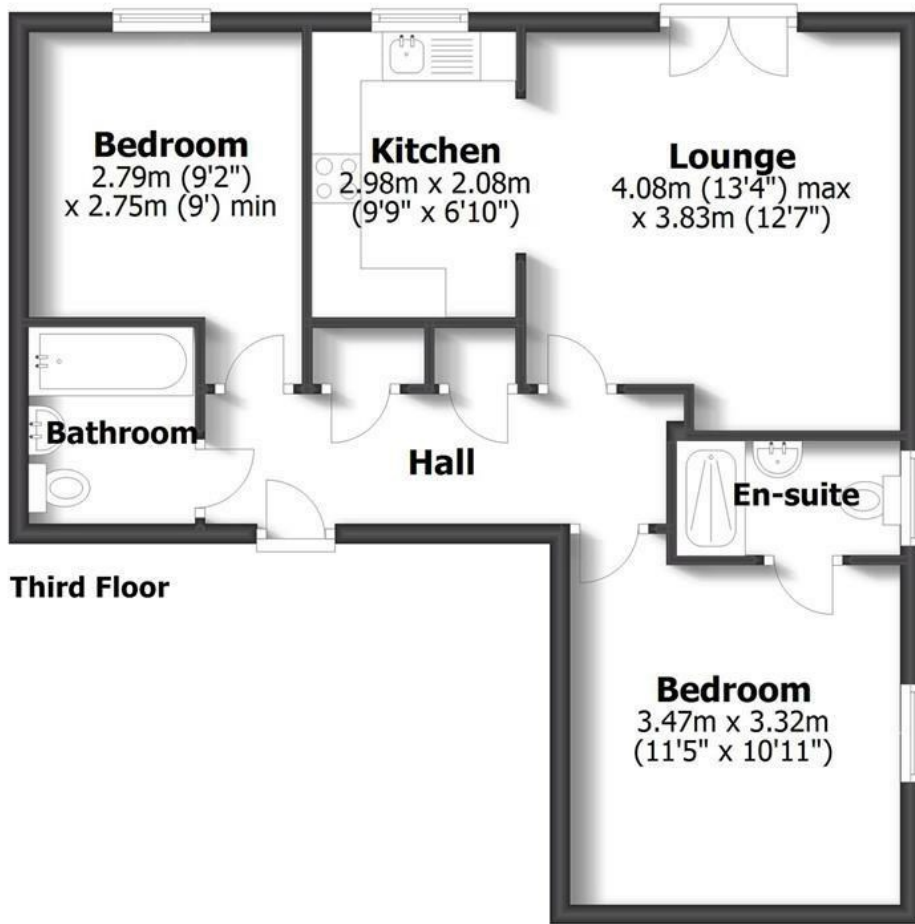
Offers Around  
£175,000

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.

# 20 GREYFRIARS HOUSE

KINGS COURT, BRIDGNORTH



Third Floor

**TOTAL: 57.5sq.m. 619.4sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



