



38 Bernards Hill, Bridgnorth, Shropshire, WV15 5AS

BERRIMAN
EATON

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A charming two bedroom cottage with its own private tiered garden boasting elevated views across to High Town positioned within this most convenient location close to amenities. NO UPWARD CHAIN.

Much Wenlock - 9 miles, Telford - 12 miles, Kidderminster - 13 miles, Shrewsbury - 21 miles, Wolverhampton - 14 miles, Ludlow - 19 miles, Birmingham - 28.5 miles.
(All distances are approximate).

LOCATION

Bernard's Hill is a highly commutable location between the A442 and the A458. Bridgnorth offers many exciting and historical attractions that can be accessed on foot. Near-by are riverside walks, amenities, pubs, shops and tea rooms and across the bridge the Cliff Railway gives access to the High Town shops, cinema, theatre, weekend markets and a hospital. Also nearby is the famous Severn Valley Steam Railway and Severn Park.

ACCOMMODATION

A front door opens into the lounge having a large feature corner fireplace, understairs storage and stairs off to the first floor. The kitchen is positioned to the rear of the cottage laid with quarry tiles and equipped with a stainless steel sink unit, work top and cooker point, A stable door gives access to the garden.

From the first floor landing, a cupboard houses the gas central heating boiler with doors off to a double bedroom featuring a corner fireplace, loft access and a window to the front elevation with views. The second bedroom has double doors opening out onto a small balcony looking out to the rear garden and a built in cupboard. The house bathroom is fitted with a bath having a shower over, WC and pedestal wash hand basin.

OUTSIDE

A side gate leads around to the rear garden, having been landscaped to create a selection of tiered terraces which enjoys views across to the High Town and the Severn Valley beyond with a large garden room at the top. The garden offers low maintenance upkeep with gravel terraces and paved steps.

SERVICES:

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

TENURE:

We are advised by our client that the property is Freehold. Verification should be obtained by your solicitors.

COUNCIL TAX:

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

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

Proceed from the High Town crossing over the River Severn continuing through the one-way system into Mill Street. At the island take the 3rd exit passing the petrol station. Just after the traffic lights take a left into Bernard's Hill where number 38 is located a short distance along on the left hand side.

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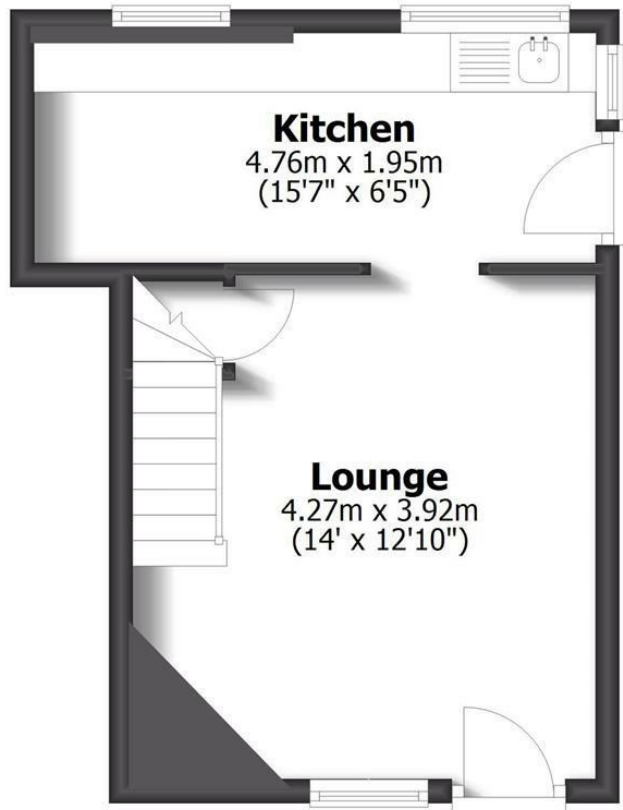
Offers Around
£200,000

EPC: D

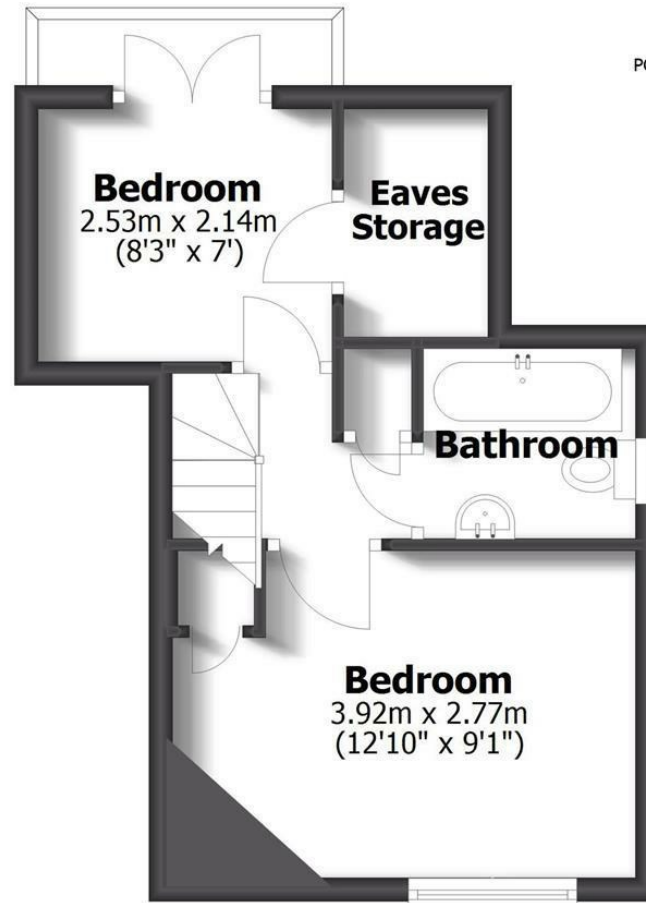
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**38 BERNARDS HILL
BRIDGNORTH**



Ground Floor



First Floor

TOTAL: 48.5sq.m.522.5sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

