



5 Cliff Road, Bridgnorth, Shropshire, WV16 4EY

BERRIMAN  
EATON



## 5 Cliff Road, Bridgnorth, Shropshire, WV16 4EY

With two double bedrooms and a breakfast kitchen, this character terrace in the heart of the Town is a short walk from the High Street and Sports centre. In modernised condition, the house has a courtyard garden and permit parking with larger public car parks near by.

Much Wenlock - 8 miles, Ironbridge - 8 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles.  
(All distances are approximate).

### LOCATION

Situated just off the bustling High Street, Cliff Road is within walking distance to the Town's excellent amenities including a diverse selection of shops, cafes, pubs and restaurants along with entertainment to include a theatre and cinema, with further facilities such as the leisure centre, hospital and schooling for both primary and secondary ages.

### ACCOMMODATION

This well presented home is well worth viewing if you're looking for the High Town life. The cottage has character, in good, modernised condition. Entering into the lounge, there is a window to the front elevation along with a cast iron multi fuel burner. The kitchen is fitted with matching units having a built in oven/grill and hob, along with a sink unit and plumbing for a washing machine. A back door gives access into the rear courtyard garden.

Stairs from the kitchen rise to the first floor landing area where there is a good sized double bedroom looking out to the front, understairs storage cupboard and two built in wardrobes. The bathroom is fitted with a suite to include a WC, hand basin and bath with shower over. A further staircase rises to the second floor double bedroom, with a window looking out to the rear, eaves storage and space for either a dressing area or study.

### OUTSIDE

The southerly rear garden has a low maintenance courtyard garden enclosed by fencing with a gate giving pedestrian rear access. On street permit parking available.

### SERVICES

We are advised by our client that all main 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

Shropshire Council.  
Tax Band: B.

### 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  
£245,000

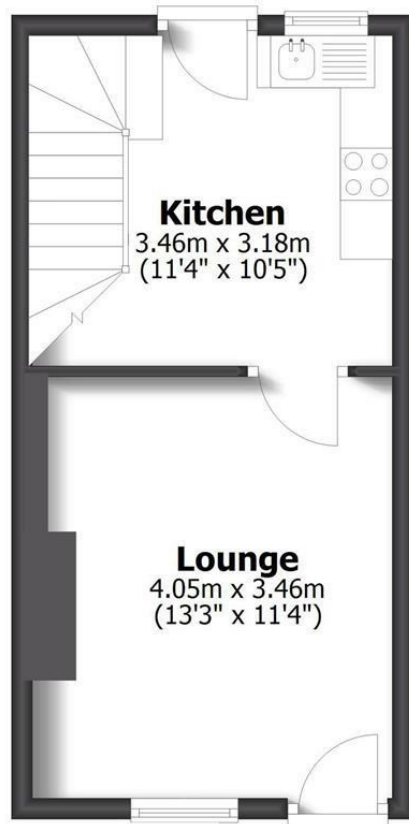
EPC: D

**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.

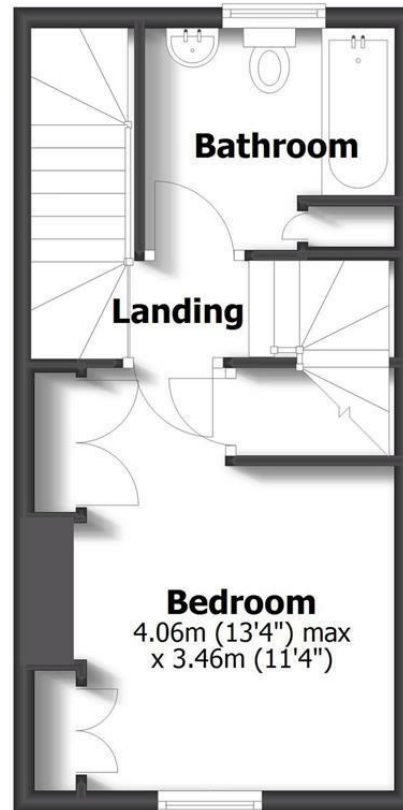


**5 CLIFF ROAD  
BRIDGNORTH, SHROPSHIRE**

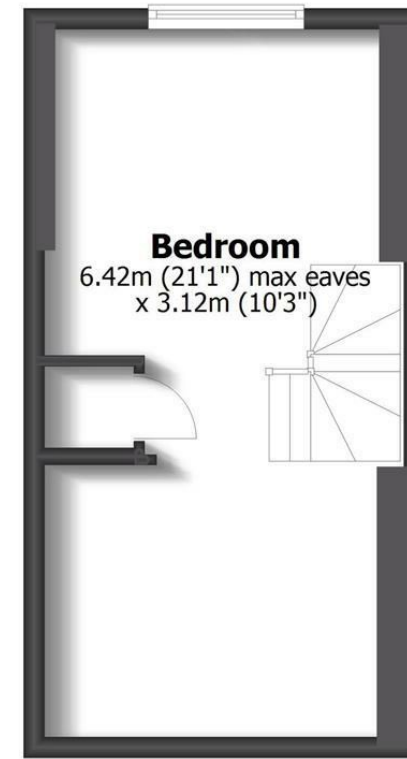
**TOTAL: 74.3sq.m. 799.3sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**



