



5 Westgate Lawns, Salop Street, Bridgnorth, Shropshire, WV16 4QY

BERRIMAN  
EATON

## 5 Westgate Lawns, Salop Street, Bridgnorth, Shropshire, WV16 4QY

A two-bedroom first floor apartment, with lift access, offering a fantastic opportunity of comfortable contemporary living in a central location with secure underground parking, storage and well landscaped garden to the rear. No age restriction. NO UPWARD CHAIN.  
Much Wenlock - 7 miles, Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 14 miles, Stourbridge - 15 miles, Wolverhampton - 14 miles, Ludlow - 19 miles, Birmingham - 27 miles.  
(All distances are approximate).

### LOCATION

Most conveniently located and within walking distance to the town's High Street, this location provides the freedom to participate on foot the towns excellent range of facilities that include a large selection of shops, pubs/bars, cafés and restaurants. Along with an excellent choice of primary and secondary schooling, healthcare, hospital and an array of sports facilities. There are also many historic attractions for visitors such as the Severn Valley Steam Railway, Northgate museum, funicular cliff railway and River Severn walks.

### OVERVIEW

One of the standout features of this first floor apartment is the lift access, which adds an extra layer of convenience. Additionally, the underground car parking facility allows for secure allocated parking and a useful store room, a rare find in such a central location.

Westgate Lawns is most conveniently located a short walk to Bridgnorth's vibrant town centre, where you can explore a variety of shops, cafes, and local amenities including the Hospital.

Whether you are looking to downsize, invest, or simply enjoy a new lifestyle, this apartment presents an excellent opportunity.

### ACCOMMODATION

Upon entering the main communal ground floor reception, with secure intercom, apartment 5 can be found on the first floor, accessed either via the staircase of the lift.

The apartment is entered through the private front door which opens into the entrance hall. Off to the right is the principal double bedroom suite with an outlook to the rear with attractive views, fitted wardrobes and an en-suite shower room. Continuing along the hallway there is a useful store/cloaks cupboard and a separate fully tiled shower room fitted with a shower, W/C, bidet, hand basin and a heated towel rail. The second single bedroom could be used as a home office or hobby room with a window looking out to the rear. The large living room is spacious and enjoys further views of the garden, with a marble effect fireplace and electric fire. The breakfast kitchen is modern and light, with fitted base cupboards, wall cupboards, work tops, sink unit and integrated appliances including a fridge freezer, electric oven, grill and gas hob with extractor fan and a glazed window to the side elevation.

### OUTSIDE

Westgate Lawns benefits from secure gated underground parking, allocated for the residents, which also offers a secure store for each apartment. There is visitor's parking available to the front of the property. To the rear of the property there is a beautifully maintained shared garden offering an enjoyable outdoor space for residents.

### 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 LEASEHOLD. 999 year lease from 2005. A biannual service charge is payable currently at £1,287.35 (December 2024). Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

### FIXTURES AND FITTINGS

By separate negotiation.

### COUNCIL TAX

Shropshire Council.  
Tax Band: C.

### 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)

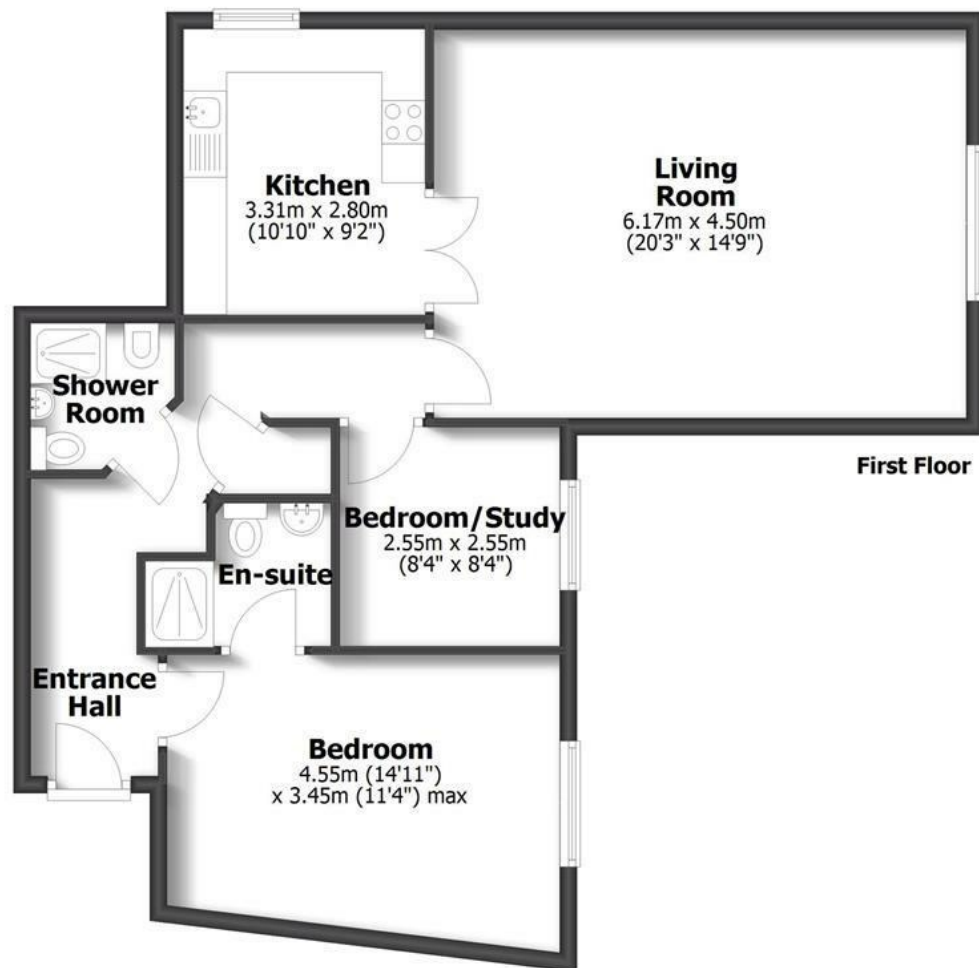
Offers Around  
£299,000

EPC: C

**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 WESTGATE LAWNS

SALOP STREET, BRIDGNORTH



APARTMENT: 76.3sq.m. 821.3sq.ft.  
STORE: 4.0sq.m. 43.3sq.ft.  
**TOTAL: 80.3sq.m. 864.6sq.ft.**

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



