



55 Severn Street, Bridgnorth, Shropshire, WV15 6BB

BERRIMAN  
EATON

## 55 Severn Street, Bridgnorth, Shropshire, WV15 6BB

Most conveniently located, with a private garden, garage and driveway, this modern home offers three bedrooms and a good sized conservatory extending off the kitchen along with a ground floor WC.

Much Wenlock - 9 miles, Ironbridge - 10 miles, Kidderminster - 13, Telford - 12 miles, Wolverhampton - 14 miles, Shrewsbury - 22 miles.  
(All distances are approximate).

### LOCATION

Severn Street is conveniently located on the eastern side of the River Severn providing easy access to beautiful riverside walks and the countryside footpaths beyond. Local convenience shops include an M&S Foodhall, Co-Op and a Tesco Express, in addition to a broad selection of eateries only a short walk away. It's an easy and scenic stroll over the old town bridge to the historic Conservation Area including links to the bustling high street and markets with year round events via the Listed Funicular Cliff Railway. Here there are more local attractions and places of interest including a local cinema and theatre along with a good selection of shops, hospital and healthcare services, schooling, sports facilities, restaurants, pubs and cafés. The Severn Valley Steam Railway can be reached on foot through the Castle Gardens.

### ACCOMMODATION

Entering through an enclosed porch, the lounge has views to the front and stairs lead off up to the first floor. A door opens through into the full width kitchen with a dining area. The kitchen has a range of fitted units with space for appliances and a tiled floor. Double doors lead into a large conservatory with a solid roof and electric roof Velux windows. Patio doors lead into the garden along with integral access into the adjoining single garage having a remote control roller shutter door and a guest WC (door not fitted for mobility access).

The first floor landing has a loft access with a pull down ladder and doors off to: Bedroom 1 with a walk in wardrobe and airing cupboard. Bedroom 2 having two double wardrobes and the third bedroom which overlooks the rear elevation. The family shower room is fitted with a WC, hand basin and a walk in shower.

### OUTSIDE

A block paved driveway to the front provides off road parking with access to the single garage along with small fore garden enclosed by brick wall boundary and lawned area. The rear garden has a patio area and a lawn being fully enclosed with planted borders.

### TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor.

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

### SERVICES

We are informed by our clients that main services are connected. Verification should be obtained from your surveyor.

### COUNCIL TAX

Shropshire Council.  
Tax Band: C.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

### POSSESSION

Vacant possession will be given on completion.

### DIRECTIONS

Leaving Bridgnorth high town proceeding through low town crossing over the River Severn into Mill Street, at the island take the third exit passing the petrol station on your left continuing onto Hospital Street. Take the next right into Severn Street where number 55 can be found a short distance along on the left hand side identified by our for sale board.

#### 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)

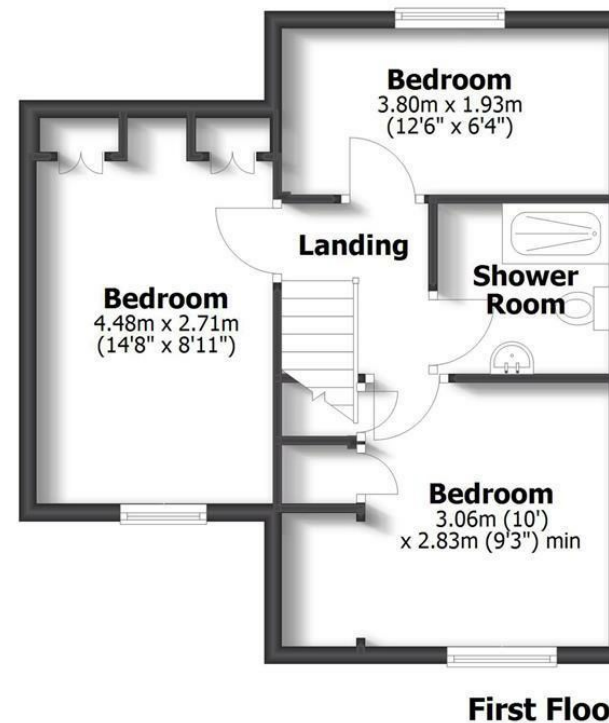
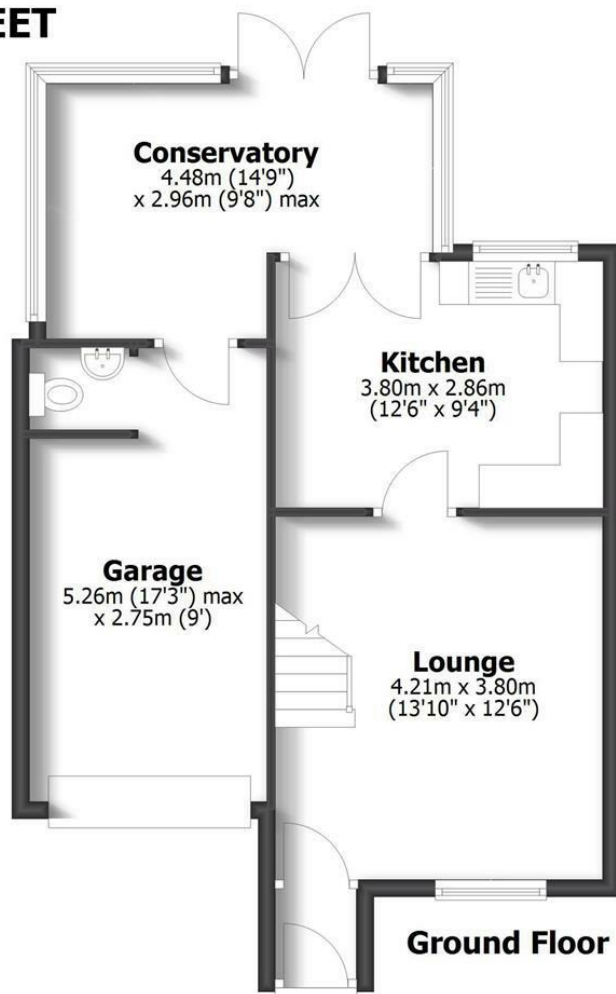
Offers Around  
£265,000

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.



## 55 SEVERN STREET BRIDGNORTH



HOUSE: 80.8sq.m. 870.0sq.ft.  
GARAGE: 14.5sq.m. 155.8sq.ft.  
**TOTAL: 95.3sq.m. 1,025.8sq.ft.**

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

