



27 Innage Lane, Bridgnorth, Shropshire, WV16 4HJ

BERRIMAN  
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## 27 Innage Lane, Bridgnorth, Shropshire, WV16 4HJ

A period Victorian town house, most conveniently situated within walking distance to the High Street and amenities offering three bedrooms arranged over three storeys having been extended to the ground floor to create a modern open plan breakfast kitchen and living space enjoying a low maintenance garden to the rear.

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

### LOCATION

The picturesque historic market town of Bridgnorth has an abundance of amenities to include a diverse range of shops, cafés, post offices, pubs and restaurants along with a good selection of primary and secondary schooling, sports facilities, healthcare services, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend farmers markets. Innage Lane is within walking distance to St Leonard's C of E Primary School, St John's Catholic School and Bridgnorth Endowed School, whilst also within easy walking distance to the High Street and furthermore there is a local convenience store close by and regular public transport services.

### ACCOMMODATION

The property is entered across the front terrace with shared gated pedestrian gated access directly onto Innage Lane. The front door opens into the hallway laid with original Maw tiles. The lounge features a gas fire and a bay window to the front elevation. A useful understairs cupboards provides good storage. The breakfast kitchen has been extended to the rear to create a modern, open plan living space with a roof lantern and French patio doors opening out to the garden. The kitchen is fitted with white, high gloss seamless units to include a larder cupboard and a range of built in appliances including an induction hob, extractor hood, oven, microwave, fridge/freezer and dishwasher. A centre island provides good work space along with a breakfast bar incorporating a sink with Quooker tap and further cupboards. The living area provides good family living/entertaining space with access to a utility area and wet room beyond.

From the hall, stairs rise to the first floor with the principal double bedroom to the rear, having fitted wardrobes and a modern bathroom to include a shower, panelled bath, WC and wash hand basin with vanity drawers below. A further staircase rises to the second floor which accommodates a third double bedroom having sky lights to the rear with space for as study area and a separate WC with hand basin.

### OUTSIDE

The rear garden enjoys a southerly aspect, designed and landscaped to provide low maintenance upkeep and includes a large garden shed and a feature pond with external water tap connected. 27 Innage Lane has a pedestrian right of way through the neighbouring garden to the left for bin access.

### SERVICES

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

### TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

### COUNCIL TAX

Tax Band: C.  
Shropshire Council.

### FIXTURES AND FITTINGS

By separate negotiation.

### POSSESSION

Vacant possession will be given on completion.

### VIEWING ARRANGEMENTS

Strictly by appointment only. Please call our Bridgnorth Office to arrange your appointment.

### DIRECTIONS

From our offices in Whitburn Street, proceed to the High Street. At the junction turn left and proceed under the Northgate. Continue straight over and then fork off to the left onto Innage Lane where the property can be located along on the left hand side.

#### Tettenhall Office

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tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

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#### Wombourne Office

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#### Lettings Office

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#### Worcestershire Office

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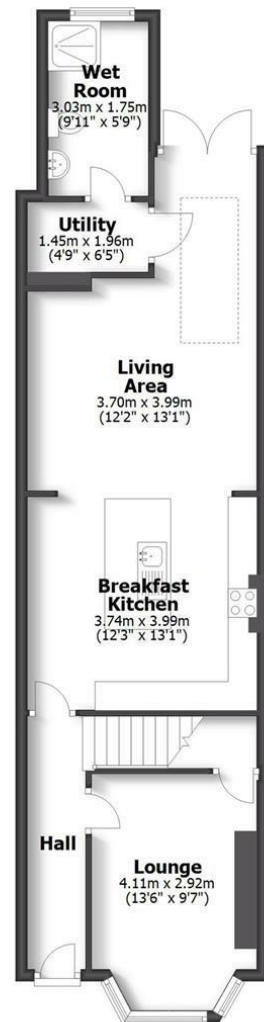
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 27 INNAGE LANE BRIDGNORTH

**TOTAL: 121.2sq.m. 1,305.1sq.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**



