



51 Whitburn Street, Bridgnorth, Shropshire, WV16 4QT

BERRIMAN
EATON

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A much improved single storey, three bedroom property with a lower level entrance and secure parking. This is a fantastically convenient location for the High Street amenities and immaculately maintained living accommodation designed to a modern, more open plan style.

Much Wenlock - 8 miles, Telford - 12 miles, Shrewsbury - 22 miles, Ludlow - 19 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 31 miles, (All distances are approximate).

LOCATION

Entering through electric gates, the parking is at the rear near the street level entrance to the property. This town centre location gives easy access to participate on foot the towns local amenities, parks and historical places of interest. The market town of Bridgnorth offers an excellent range of facilities including primary and secondary schooling, healthcare services, hospital, a large selection of independent shops, pubs, cafes and restaurants along with an excellent array of sports clubs, leisure centre, theatre and an art deco cinema. There are also many historic attractions such as the vintage Severn Valley steam Railway, River Severn walks and the funicular cliff railway.

ACCOMMODATION

Approached through the courtyard, the front door opens into a light and bright ground floor reception hall which provides practical space with an understairs storage cupboard and stairs off to the first floor living.

On approaching the first floor, a galleried landing area enjoys a window to the rear elevation with views along with a useful store cupboard which also houses the gas central heating boiler. The large open plan living space consists of a modern fitted kitchen area, complete with built in appliances to include an oven, gas hob with extractor, fridge, freezer, dishwasher and a washing machine, There is a dining area and a lounge having windows to the front and side elevations providing much natural light. The principal double bedroom features French doors opening out onto an elevated balcony. There is a second guest double bedroom and a third bedroom which is currently being used as a dressing room. The main shower room has been fitted with a modern suite comprising a walk-in shower, WC, and hand basin with a window to the rear.

OUTSIDE

The property is approached via secure electric gates off Whitburn Street, leading into a well-maintained communal parking area that offers an allocated parking space for residents. Additionally, there is a convenient separate pedestrian access located off Pound Street, providing easy access to the property. NB there is no garden area.

SERVICES

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

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your solicitor. Vacant possession on completion.

COUNCIL TAX

Shropshire Council, Tax Band: B.
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

[worcestershires@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

www.berrimaneaton.co.uk

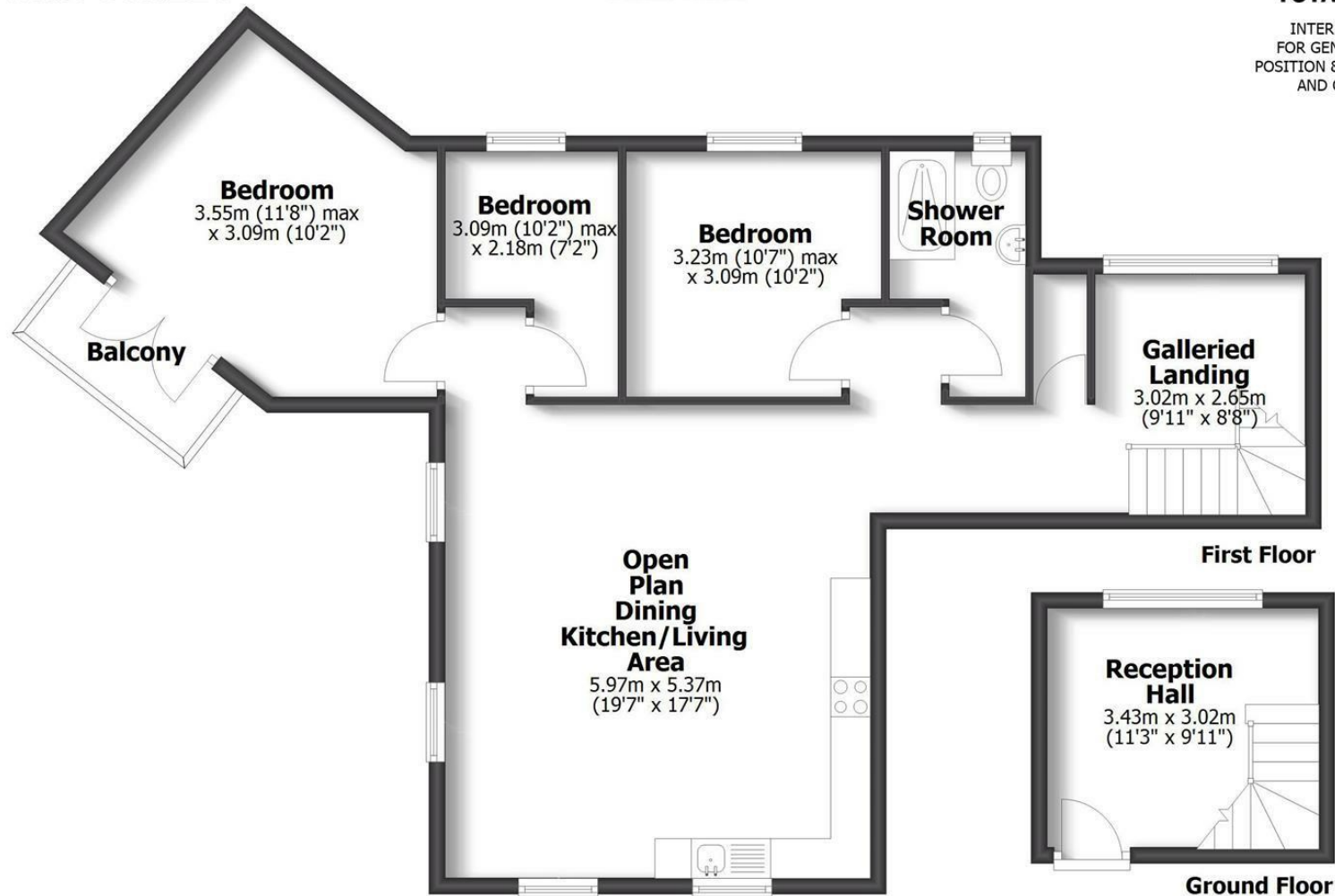
Offers Around
£270,000

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.



51 WHITBURN STREET BRIDGNORTH



TOTAL: 93.5sq.m. 1,006.0sq.ft.

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

