



7 Church Street, Bridgnorth, Shropshire, WV16 4EQ

BERRIMAN  
EATON



## 7 Church Street, Bridgnorth, Shropshire, WV16 4EQ

A very attractive Grade II Listed, two bedroom cottage with period charm and a rear courtyard garden. This is a picturesque 'Town Living' setting near St Leonards Church off the High Street, with permit parking available around St Leonards Close.

Much Wenlock - 8 miles, Kidderminster - 15 miles, Telford - 13 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Birmingham - 28 miles.  
(All distances are approximate)

### LOCATION

Church Street is a sought after High Town location in the centre of this historic market town. Tucked away, just off the High Street, this very unique location provides the freedom to participate on foot the towns excellent range of facilities that include a large selection of independent shops, pubs/bars, cafés and restaurants. Along with a selection of primary and secondary schooling, healthcare services, hospital and an array of sports facilities and golf clubs. There are also many attractions such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks and cycle routes.

### ACCOMMODATION

From Church Street, steps lead up to the front door, which opens into an open-plan dining kitchen. The room is highlighted by a leaded light window that provides views onto Church Street, and a stable door that opens into a private rear courtyard garden. The kitchen is fitted with base cupboards, work surfaces, and a sink unit, with provision for appliances.

Two staircases offer access to both the basement and first floor. The basement is fully decorated, featuring carpet and a front-facing window, and is currently used as a double bedroom.

Upstairs, the first-floor lounge/bedroom boasts a dual aspect, allowing for plenty of natural light, and includes a bespoke fitted corner cabinet. Stairs continue to the second floor, where you'll find a double bedroom with a view of the front elevation and a unique mezzanine storage area.

The shower room is fitted with a white suite to include a WC, hand basin and a walk in shower.

### OUTSIDE

Accessed through the stable door from the kitchen, a pretty enclosed courtyard enjoys a private, sunny aspect, blocked paved with planted shrubs along with access to a brick outbuilding providing useful storage along with a WC.

### 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. The property is Grade II Listed and within the towns conservation area. Verification should be obtained by your solicitor. Vacant possession on completion.

### LOCAL AUTHORITY

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

### VIEWING ARRANGEMENTS

By separate negotiation.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Worcestershire Office

01562 546969

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

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

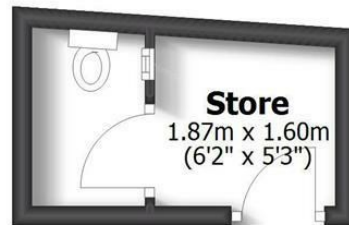
Asking Price  
£280,000

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.



## 7 CHURCH STREET BRIDGNORTH



Outbuilding/WC

HOUSE: 64.9sq.m. 698.7sq.ft.  
OUTBUILDING: 5.5sq.m. 59.2sq.ft.  
**TOTAL: 70.4sq.m. 757.9sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



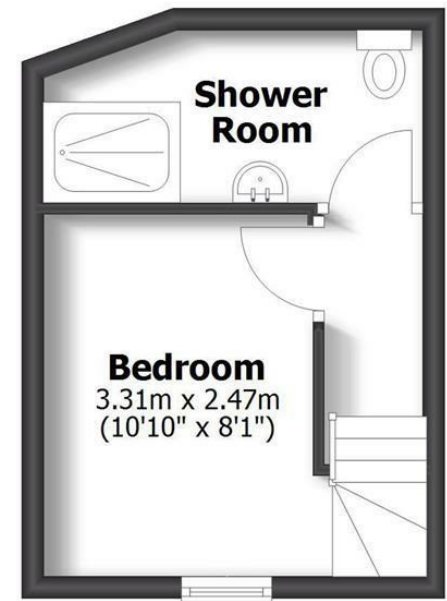
Basement



Ground Floor



First Floor



Second Floor



