



**Foundry Cottage, Bandon Lane, Bridgnorth, Shropshire, WV15 5AD**







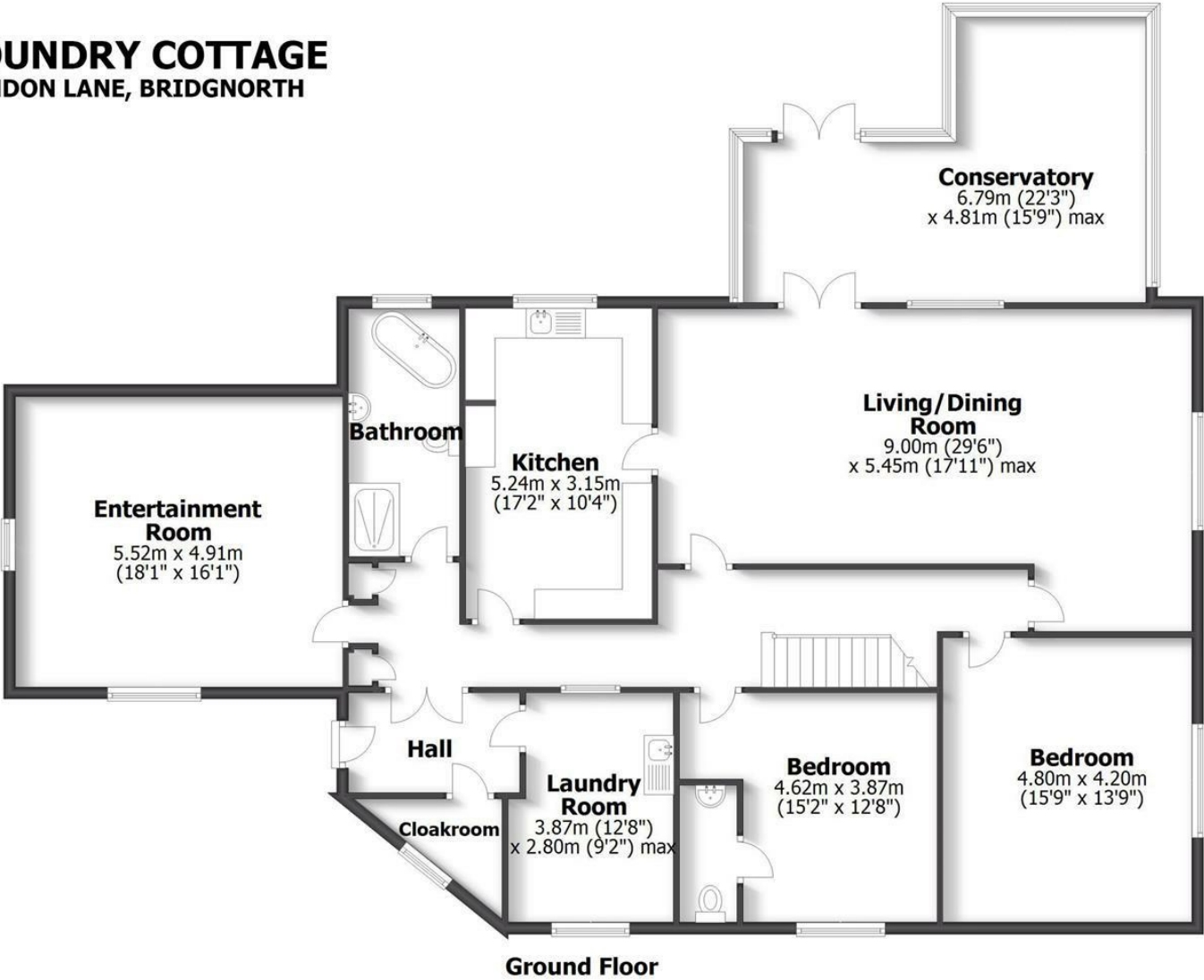


## Foundry Cottage, Bandon Lane, Bridgnorth, Shropshire, WV15 5AD

A generously proportioned and versatile five-bedroom detached cottage, ideally situated within walking distance of the town's amenities, scenic riverside walks & parks. This well-presented home offers flexible living accommodation, private gardens, and ample off-road parking,  
Telford - Kidderminster - Shrewsbury - Ludlow - Wolverhampton - Birmingham -

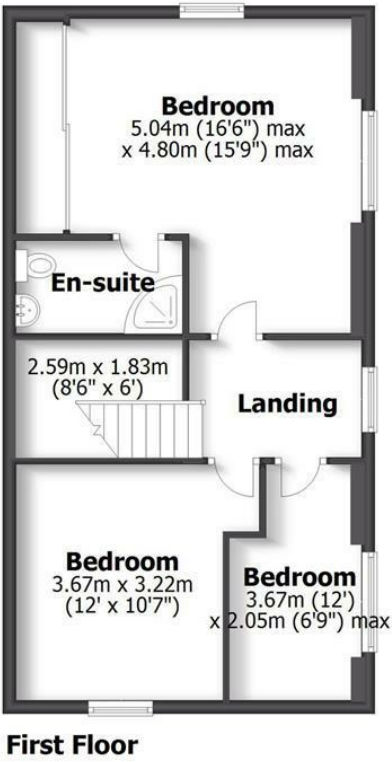


**FOUNDRY COTTAGE**  
BANDON LANE, BRIDGNORTH



HOUSE: 243.7sq.m. 2623.4sq.ft.  
**TOTAL: 243.7sq.m2623.4sq.ft.**

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





## LOCATION

Foundry Cottage is near the riverside accessed off Bandon Lane, set back from the River Severn being within walking distance to all local amenities including primary and secondary schooling, healthcare, hospital, post offices, places of interest and a large selection of shops, public houses, eateries and sports facilities. There are also many other local attractions such as the Severn Valley Railway, Cliff Railway and of course easy access to the river walks along to Severn Park.

## ACCOMMODATION

Upon entering the property, you are welcomed into a entrance hall, complete with a large walk-in cloaks cupboard for excellent storage. A separate laundry/utility room provides additional practicality with fitted worktops, a sink unit, and space for appliances.

An inner reception hall leads to the main living spaces, two double bedrooms, a family bathroom, and a superb entertainment room, perfect for hosting guests or use as a home cinema, games room, or hobby space.

The modern kitchen is well-equipped with a comprehensive range of matching base and wall units, ample worktop space, an inset sink, and an integrated dishwasher. The large open plan living/dining room is a good space with a corner log burning stove. Double doors open into the adjoining conservatory which enjoys a lovely aspect overlooking the gardens with French doors opening out.

There are two generously proportioned ground floor double bedrooms, one of which includes an en-suite WC. The house bathroom is stylishly fitted with a white suite comprising a WC, wash hand basin, walk-in shower, and a freestanding bath.

From the hall, a staircase leads to the first floor, where the principal double bedroom is located. This light and spacious room features a window to the side elevation, built-in wardrobes, and a private en-suite shower room. Also on this floor is a further double bedroom and a fifth bedroom, currently used as a home office.

## OUTSIDE

Accessed off Bandon Lane, the property enjoys excellent off-road parking with two separate driveways and boasts a beautifully landscaped, walled garden that provides a high degree of privacy. Designed for low-maintenance upkeep, the garden features well-stocked planted borders with a variety of established shrubs, flowering plants, and traditional rose beds. A patio terrace and decked seating area create perfect spaces for outdoor dining and relaxation, complemented by a large timber shed/workshop offering excellent storage.

## SERVICES

We are advised by our client that mains water, electricity and gas are connected. Private drainage. Verification should be obtained from your surveyor.

## TENURE

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

## FIXTURES & FITTINGS

By separate negotiation.

## COUNCIL TAX

Shropshire Council.

Tax Band: F.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

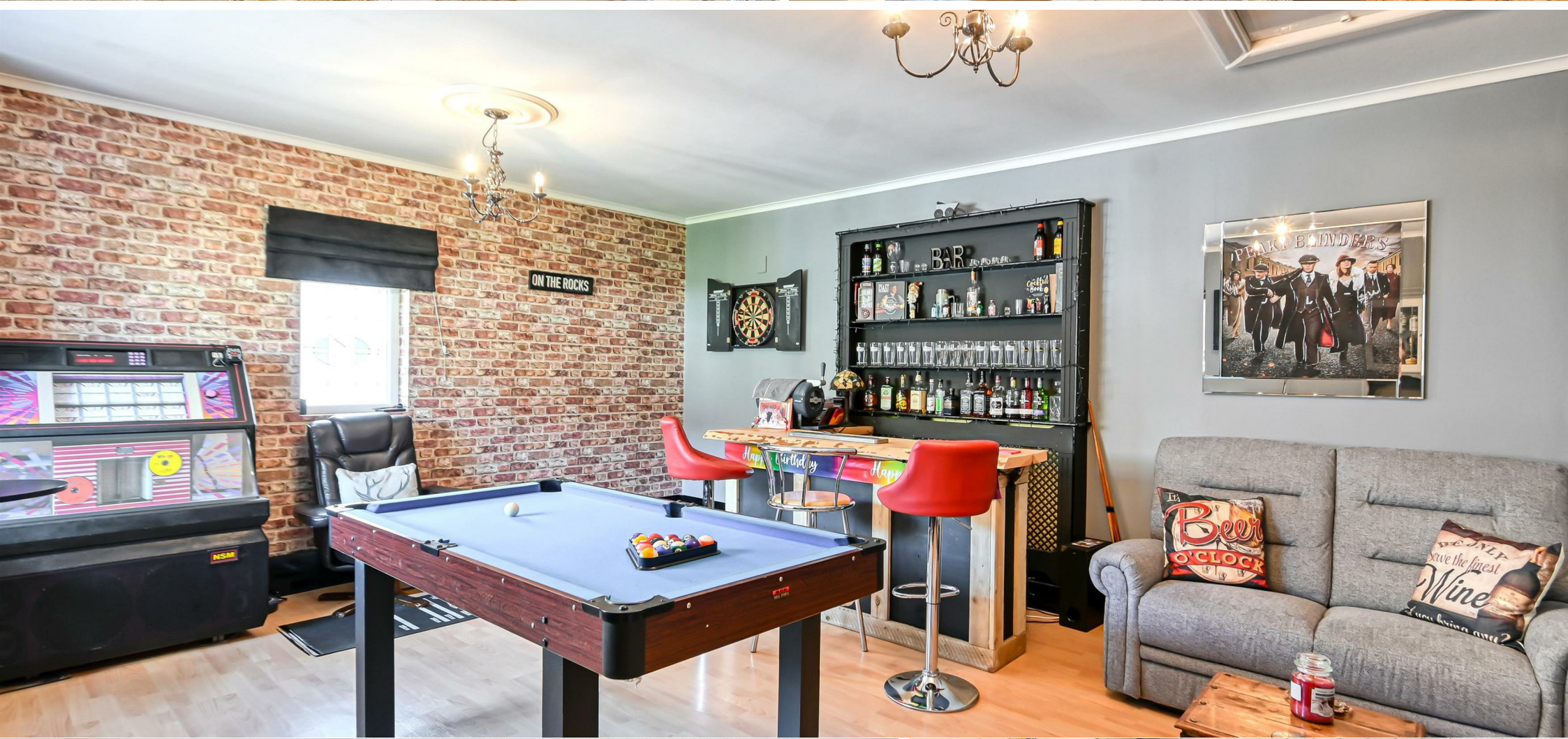
From High Town proceed to Low Town crossing over Bridge Street on to Mill Street. At the Island take the first exit onto the Telford Road, then left again into Bandon Lane. Continue down to the bottom where Foundry Cottage is located.

Offers Around £575,000

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.













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**BERRIMAN EATON**