



The Moat House 14 Moat Street, Bridgnorth, Shropshire, WV16 4EP

BERRIMAN
EATON

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OPEN VIEWINGS- Friday 27th June 4-6pm and Saturday 28th June 11am-1pm

A fully renovated High Town two bedroom cottage, close to all amenities. Completed to an excellent specification in terms of standards and fittings, this is a cottage not to be missed. Much Wenlock - 8 miles, Ironbridge - 8 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles. (All distances are approximate).

LOCATION

Moat Street is a sought after High Town location in the centre of this historic market town, just off the High Street by the Northgate. 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 for visitors such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks and cycle routes. Permit parking is available for St Leonards Close and also on Innage Lane Car Park.

ABOUT THE DEVELOPMENT

June 2025 saw the completion of the full renovation of the cottage by a local, award winning development company with a warranty and guarantees. The cottage was stripped back to the bare walls and re-insulated (floors, walls and roof space), up to the latest building regulations with alterations to the interior layout. Additionally the property has had a new roof, damp proof course, re-wiring, new central heating system, antique style radiators, new plumbing, new joinery and all new fittings. A high specification has been used throughout and is now presented with branded appliances, decorated and with oak effect flooring and carpets.

ACCOMMODATION

From the front door, you enter directly into the open-plan kitchen and dining area with seamless oak effect flooring throughout the ground floor. The kitchen is fitted with a ceramic sink, wooden worktops, and a range of integrated appliances, the include an electric hob with extractor, oven, fridge freezer, dishwasher, and washing machine. A breakfast bar cleverly links the fitted kitchen area to the sitting room enjoying natural light from the double doors that open out onto the courtyard.

Stairs lead up to two bedrooms, both retaining original wooden beams and dormer windows, whilst the bathroom is fitted with a WC, hand basin, and walk-in shower. There is complimentary tiling and downlighters.

OUTSIDE

To the front of the property is a gated walled courtyard for full privacy and laid with block paving. The space benefits from an external electrical point and outdoor lighting, making it a practical and inviting area to use both during the day and in the evening. The block paving extends to the side of the cottage where there is space for a shed/store.

SERVICES

We are advised all main services are connected. There is a mains power, interlinked smoke, heat and carbon monoxide detector system. Verification should be obtained from 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 Solicitors. NO UPWARD CHAIN.

COUNCIL TAX

Shropshire Council.
Tax Band: C.

FIXTURES AND FITTINGS

Sold as seen.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From the High Street, head out of Town towards Broseley, passing under the Northgate where Moat Street is the next right hand turn. The cottage can be found a short way up on the left hand side.

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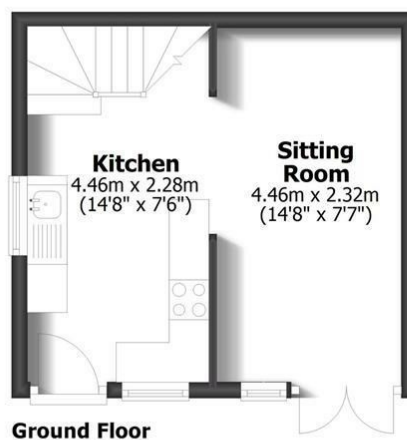
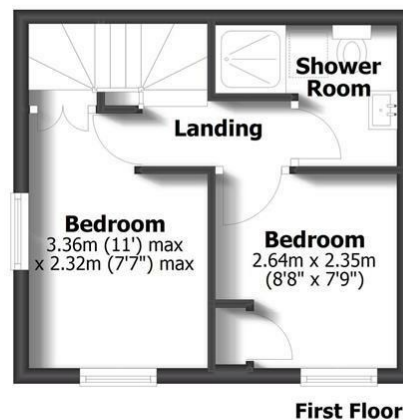
Offers Around
£245,000

EPC:

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.



14 MOAT STREET BRIDGNORTH



TOTAL: 42.0sq.m.452.0sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

