



22 The Mall, Bridgnorth, Shropshire, WV15 5BP

BERRIMAN
EATON

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A modern 2 bedroom home with far reaching views across High Town and the River Severn including 4 off road parking spaces. This is a quiet location with a local convenience store and bus services into Town and beyond. With NO UPWARD CHAIN, the property has been re-decorated and re-carpeted.
Telford - 12 miles, Wolverhampton - 14 miles, Kidderminster - 13 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Birmingham - 27 miles.
(All distances are approximate).

LOCATION

Located off Lodge Lane, The Mall is a highly commutable location. Bridgnorth offers many exciting attractions that can be accessed on foot. Nearby are riverside walks, amenities, shops and tea rooms whilst across the bridge the Cliff Railway gives access to the High Town shops, cinema, theatre, farmers markets and hospital. Also nearby is the famous Severn Valley Railway, Severn Park and many eateries.

ACCOMMODATION

Steps from the front of the property lead down to a canopy porch, with a front door opening into the entrance hall.

The kitchen is fitted with matching base and wall units, worktops over and a stainless steel sink unit. There is a built-in oven/grill with a gas hob and extractor fan above. Space and plumbing are available for further appliances. The kitchen also houses the wall-mounted central heating boiler and a window looking out the front elevation.

The lounge benefits from laminate flooring and is filled with natural light via a large window and sliding patio doors. These open out onto the rear terrace, which enjoys far-reaching views across the historic town to St Mary's Church and beyond.

Stairs lead to the first-floor landing, where there is loft access and doors off to the bedrooms and bathroom.

The master bedroom overlooks the rear of the property and offers stunning views across the town and Seven Valley including St Mary's and St Leonard's Churches. The second bedroom faces the front elevation and benefits from a built-in storage cupboard. The main bathroom is fitted with a white suite comprising a WC, a bath with a shower over, a pedestal wash hand basin, and a heated towel rail. A glazed window to the front elevation provides natural light.

OUTSIDE

Outside, the rear garden is enclosed and features a decked terrace, accessed from the lounge, enjoying panoramic town views. To the front of the property, there are four allocated parking spaces adjacent.

SERVICES

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

TENURE

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

COUNCIL TAX

Shropshire Council.
Tax Band: B.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

From Low Town Bridgnorth, proceed over the bridge into Mill Street and follow the one way system to the island. At the island take the second exit continuing up the Hermitage. Take the first right into Lodge Lane. At the junction turn left then right into St Nicholas Road. Continue to the end of the road and turn left onto The Mall where number 22 can be found a short distance along on the right hand side identified by our for sale board.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

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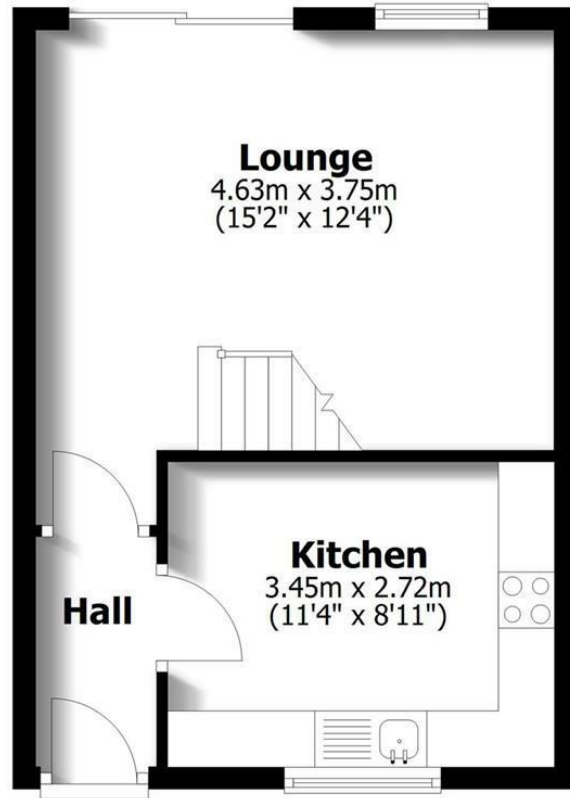
Offers Around
£195,000

EPC: C

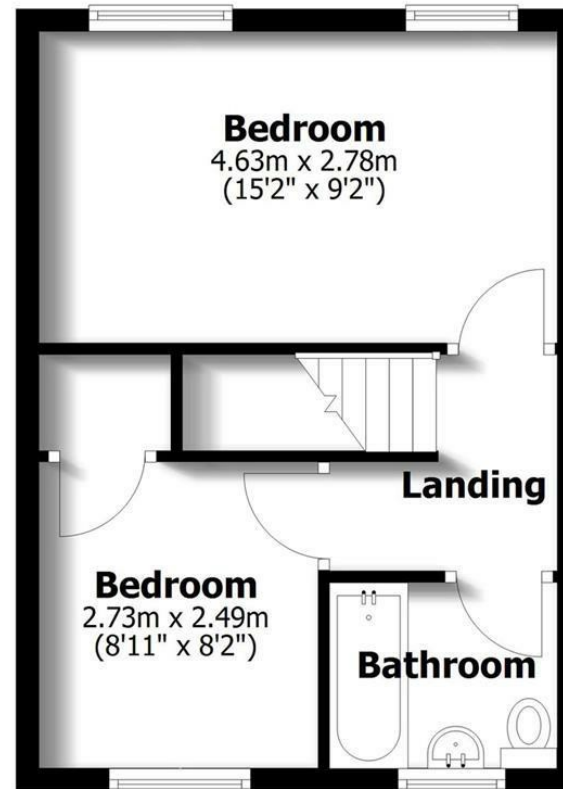
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



22 THE MALL BRIDGNORTH



Ground Floor



First Floor

TOTAL: 60.8sq.m. 654.4sq.ft.

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

