



23 Innage Lane, High Town, Bridgnorth, WV16 4HJ

## 23 Innage Lane, High Town, Bridgnorth, WV16 4HJ

REDUCED FOR A QUICK SALE - OFFERED WITH NO CHAIN this delightful period townhouse offering deceptively spacious (1417 sq ft) accommodation with low maintenance garden and WALKING DISTANCE to the towns amenities and schooling.

Telford - 13 miles, Kidderminster - 15 miles, Shrewsbury - 22 miles,  
Wolverhampton - 15 miles, Birmingham - 30 miles. (All distances are approximate).

### LOCATION

The picturesque historic market town of Bridgnorth has an abundance of amenities to include shops, cafés, post offices, pubs and restaurants along with a good selection of primary and secondary schooling, sports facilities, healthcare and local attractions such as the Severn Valley Steam Railway, River Severn and weekend farmers markets. Innage Lane is within walking distance to St Leonard's C of E Primary School, St John's Catholic School and Bridgnorth Endowed School, whilst also within walking distance to the High Street, however there is a local convenience store close by and regular public transport services.

### ACCOMMODATION

Dating back to 1902, this four bedroom Victorian terrace is situated within walking distance of the local amenities within Bridgnorth Town centre. The accommodation is spread out over three floors and enjoys a southerly aspect garden to the rear. The house is approached via a gated shared enclosed frontage.

Entering in through the front door into the ENTRANCE HALL, stairs rise to the first with doors leading off to the LOUNGE having a feature fireplace and window to the front aspect. The SITTING ROOM offers patio doors to the rear and access into the DINING KITCHEN. Having been extended, the kitchen is fitted with a range of modern units comprising base cupboards and drawers with work tops over, matching wall cupboards, splash back tiling, dishwasher and fridge/freezer, built-in gas hob and oven with stainless steel extractor hood over, inset white sink unit with mixer tap and double glazed window to side. A tiled floor leads through into the DINING AREA with sky lights and patio doors opening out into the rear garden.

Stairs from the hall rise to the FIRST FLOOR LANDING which offers TWO DOUBLE BEDROOMS and a large FAMILY BATHROOM fitted with a white suite comprising panelled bath with centre mixer tap, WC, corner shower cubicle with splash back tiling and wash hand basin. A further staircase rises to the SECOND FLOOR offering a further TWO BEDROOMS,

one DOUBLE BEDROOM and a smaller fourth bedroom.

### OUTSIDE

23 Innage Lane is set back from the roadside behind an attractive frontage. There is a pleasant enclosed rear garden enjoying a southerly aspect offering a paved patio seating area with a range of mature shrubs, and an artificial lawn beyond making this a lovely low maintenance garden.

### SERVICES:

All main services are available to the property. Verification should be obtained by your solicitors.

### 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: D.

### FIXTURES AND FITTINGS:

By separate negotiation.

### VIEWING ARRANGEMENTS:

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

### DIRECTIONS:

From Whitburn Street turn left through the Northgate and proceed straight over at the mini roundabout and bear left onto Innage Lane. Proceed past the carpark where number 23 Innage Lane can be found a short distance along on the left hand side.

13/15 High Street  
Tettenhall  
Wolverhampton  
WV6 8QS  
01902 747744

tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street  
Bridgnorth  
Shropshire  
WV16 4QN  
01746 766499

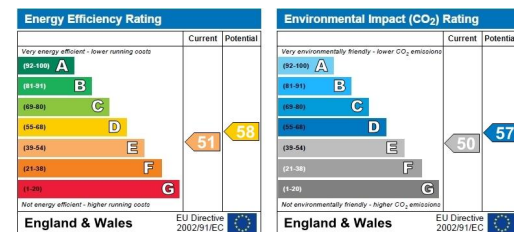
bridgnorth@berrimaneaton.co.uk

High Street  
Wombourne  
Wolverhampton  
WV5 9DP  
01902 326366

wombourne@berrimaneaton.co.uk

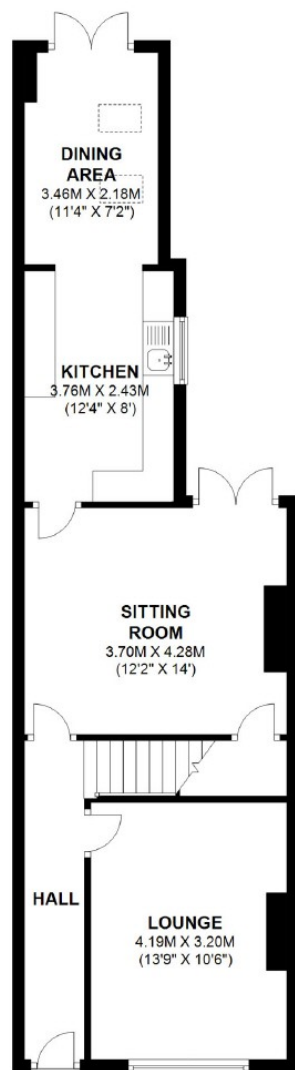
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers in excess of  
£250,000



**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.

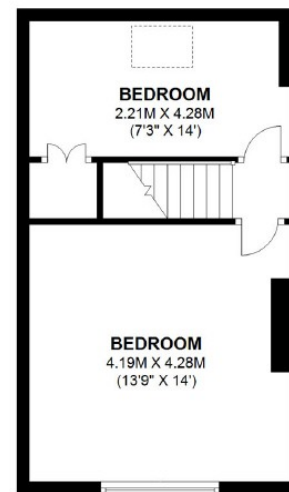




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**23 Innage Lane  
Bridgnorth  
WV16 4HJ**

**Approx Overall Floor Area  
TOTAL: 132sq.m. 1417sq.ft.**

**FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE**



