



42 Riverside, Bridgnorth, Shropshire, WV16 4BH

BERRIMAN  
EATON

## 42 Riverside, Bridgnorth, Shropshire, WV16 4BH

A Grade II listed characterful cottage, arranged over three storeys enjoying river views in a prime location walking distance to the High Street and amenities. Much Wenlock - 9 miles, Ironbridge - 9 miles, Telford - 12 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 14 miles, Ludlow - 20 miles, Birmingham - 31 miles. (All distances are approximate).

### LOCATION

Set within this picturesque and Historic location where the Cartway meets the Riverside, this is perfectly located for the Riverside cafes, bars and river walks. This special location provides the freedom to participate on foot the towns excellent range of facilities that include shops, pubs and restaurants, along with a selection of primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum and the funicular cliff railway.

### ACCOMMODATION

A three-storey Grade II listed cottage, set upon the banks of the River Severn within the towns conservation area. Dating to the early 19th century, the cottage has been sympathetically renovated commanding stunning views overlooking the bridge and Severn Valley.

On entering the cottage, the front door opens into the living room laid with quarry tiles and a cast-iron stove with two built in storage cupboards and windows overlooking the river. A stable door opens through in the breakfast kitchen with a sink unit and fitted oven with ceramic hob above. A stable door opens out into a rear communal courtyard which gives access to a brick store.

To the first floor there is a double bedroom enjoying elevated views along with a feature cast iron fireplace, exposed beams and a built-in store cupboard. Leading through there is a WC and a study area with a feature cast-iron fireplace and window to the side elevation. A door gives access to a further staircase rising to the second floor which accommodates an impressive double bedroom suite featuring exposed beams and floorboards. The bedroom also benefits from a modern en-suite shower room and a store cupboard which also houses the boiler.

### OUTSIDE

To the rear is a small communal courtyard area with access to a brick store. Parking permits available on Riverside.

### SERVICES

We are advised by our client that all mains services are installed. Verification should be obtained by 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.  
Not yet banded.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

Leave Bridgnorth High Town heading towards Low Town on the B4363 (Underhill Street). Just before passing over the River Severn, turn left which will continue onto Riverside. 42 Riverside is positioned along on the left handside.

#### 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

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

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EPC: E

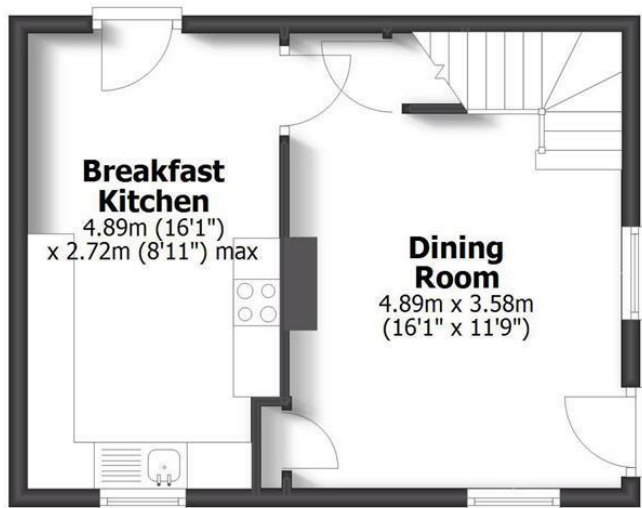
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



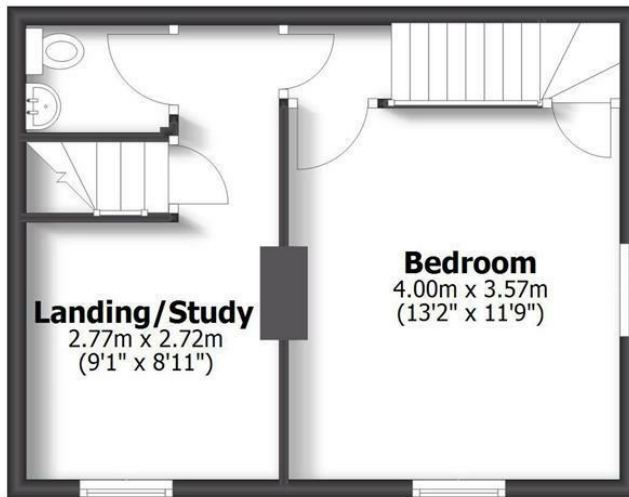
**42 RIVERSIDE  
BRIDGNORTH**

HOUSE: 93.9sq.m. 1,010.4sq.ft.  
 STORE: 3.4sq.m. 36.9sq.ft.  
**TOTAL: 97.3sq.m. 1,047.3sq.ft.**

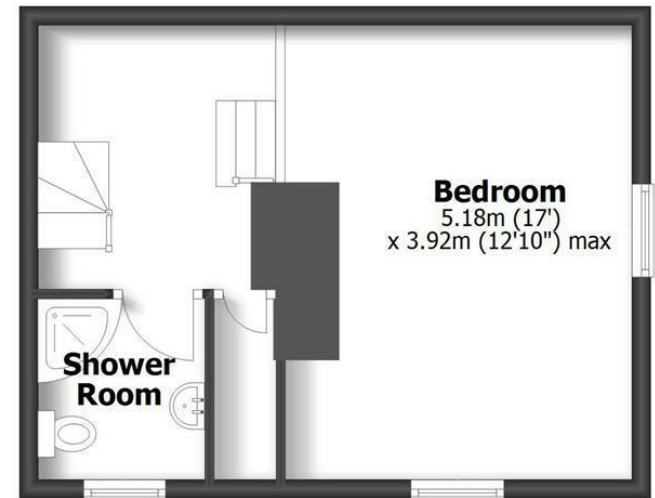
INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**

