



38 St. Marys Street, Bridgnorth, WV16 4DR

BERRIMAN  
EATON

## 38 St. Marys Street, Bridgnorth, WV16 4DR

An attractive period Grade II Listed cottage offering two bedroom accommodation, together with an additional box room/study, ideally situated within the town's Conservation Area just a short stroll from the High Street and local amenities. No onward chain.

Much Wenlock - 8 miles, Telford - 12 miles, Ludlow - 19 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 27 miles, (All distances are approximate).

### LOCATION

St Marys Street enjoys a central location, just a short stroll from the bustling High Street within the conservation area. The historic Market Town of Bridgnorth is home to many historical places of interest and beautiful architecture to include churches and many listed buildings. Another notable attraction is the Severn Valley Railway with its vintage steam trains and stations running to Kidderminster. Within the town there are a wide range of facilities including a diverse selection of shops, cafes, pubs and restaurants, along with weekend farmers markets and many themed events held throughout the year. There are healthcare services, hospital, supermarkets, primary and secondary schooling and an excellent array of sports clubs and a leisure centre. For entertainment the town has its own art deco cinema along with the 'Theatre on the Steps' showing a wide variety of performances to include drama, music and dance. As well as meandering through the towns historical walkways and steps there are good cycle routes and many countryside walks along the banks of the River Severn and beyond.

### ACCOMMODATION

On entering the property, the front door opens into a spacious lounge/dining area, which features windows to the front elevation, beamed ceiling and a feature fireplace with surround complete with built-in shelving, and a turning staircase rising to the first floor with useful understairs storage beneath.

Steps lead up to the kitchen area, which is fitted with a range of matching base and wall cabinets complete with worktops, sink unit, built-in oven with gas hob and extractor hood, dishwasher, fridge and freezer. There is also space and provision for additional appliances. A rear door opens onto a communal side passageway and give access to the front.

The staircase rises to the first floor where the principal bedroom has a window to the front elevation along with fitted cupboards. There is a further double bedroom enjoying a dual aspect with windows to the front and side elevations, featuring a fireplace and fitted cupboards. A box room, which has a window to the side elevation and could make an ideal home study/hobby room. The bathroom is fitted with a bath, separate shower cubicle, WC, and wash hand basin, with a window to the side elevation.

### OUTSIDE

Please note there is no garden with the property and parking permits are available for the residents of St Mary's Street.

### SERVICES

We are advised by our client that all mains services are connected. 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 solicitor. Vacant possession on completion.

### COUNCIL TAX

Shropshire Council.  
Tax Band: B  
<https://www.gov.uk/council-tax-bands>

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

Asking Price  
£250,000

EPC: D

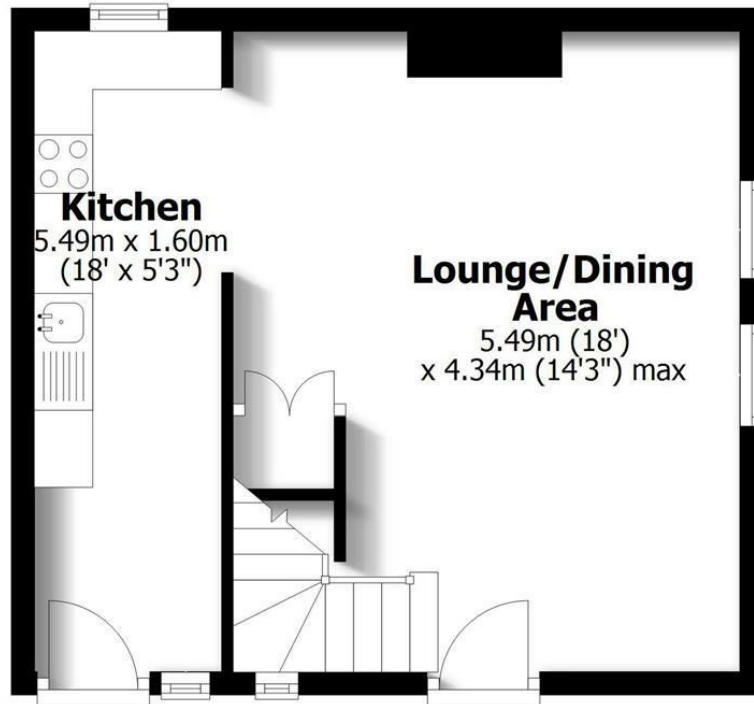
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.

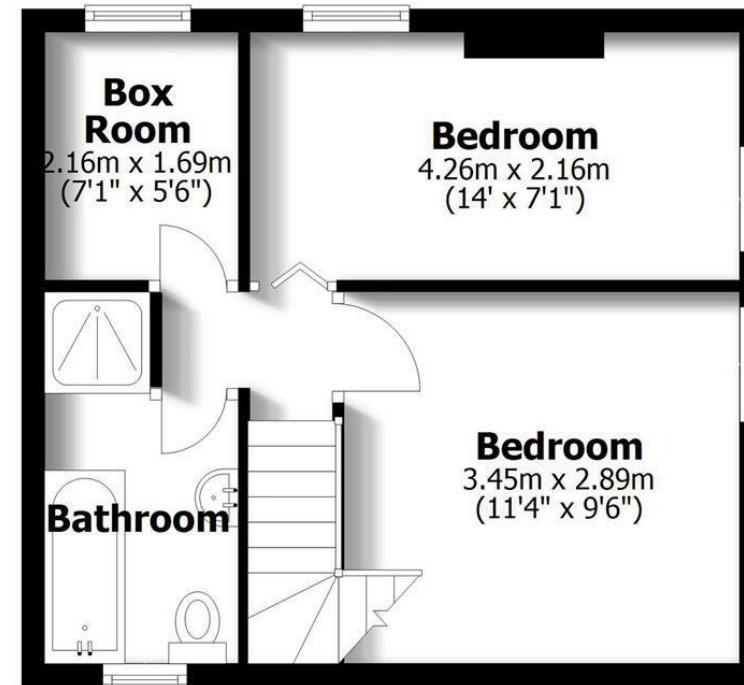


**38 ST MARYS STREET  
BRIDGNORTH**

**TOTAL: 66.4sq.m. 714.5sq.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**

