



29 Friars Street, Bridgnorth, WV16 4BJ

BERRIMAN  
EATON

## 29 Friars Street, Bridgnorth, WV16 4BJ

Nestled just off Friars Street, this pretty town cottage offers beautifully presented three bedroom accommodation. Perfectly located, it's only a short stroll to the lively High Street, with its array of shops and cafés, as well as picturesque riverside walks.

Much Wenlock - 9 miles, Ludlow - 19.8 miles, Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Shrewsbury - 21.3 miles, Birmingham - 27 miles.  
(All distances are approximate).

### LOCATION

Set within this picturesque and Historic location, Friars Street is conveniently 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

Accessed via Friars Loade, this charming Grade II Listed cottage has been significantly improved by the current owners and is situated within the town's desirable conservation area.

Upon entering the well proportioned lounge features porcelain tiled floor with underfloor heating and a large inglenook fireplace housing a wood burning stove. A sash window overlooks the front elevation. Stairs rise from here to the first floor bedroom accommodation. Adjacent to the lounge is a versatile boot room/study, complete with a feature fireplace and a window to the front aspect. A conveniently located guest cloakroom/WC is accessed from this space. Leading through, the atmospheric dining room is built into the rock and features a vaulted ceiling along with underfloor heating. The kitchen extends off and has been thoughtfully fitted with a range of matching base and wall units with worktops over, a useful pantry area, sink unit, and integrated appliances including a Bosch induction hob with extractor hood above and a Bosch double oven/grill. The tiled floor also benefits from underfloor heating. A window and stable door provide an abundance of natural light with town views.

Stairs rise to the first floor landing, which provides access to two double bedrooms, both enjoying elevated views across the town. A third bedroom overlooks Friars Street, offering a pleasant front aspect. The modern shower room is stylishly appointed, comprising a walk in shower, WC, and wash hand basin, finished to a contemporary standard.

### SERVICES

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

### COUNCIL TAX

Shropshire Council.  
Tax Band: B.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### FIXTURES AND FITTINGS

By separate negotiation.

### TENURE

We are advised that the property is FREEHOLD. Please note that this property has a flying freehold. Verification should be obtained from your solicitor. Vacant possession will be given upon completion.

### VIEWING ARRANGEMENTS

Viewing 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)

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

Offers Around  
£349,950

EPC: D

**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.

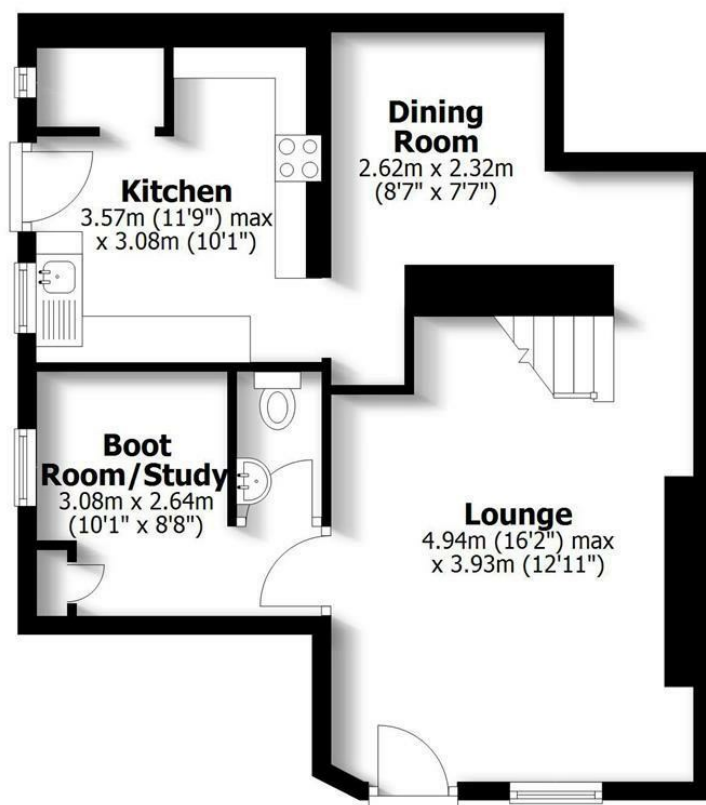


## 29 FRIARS STREET

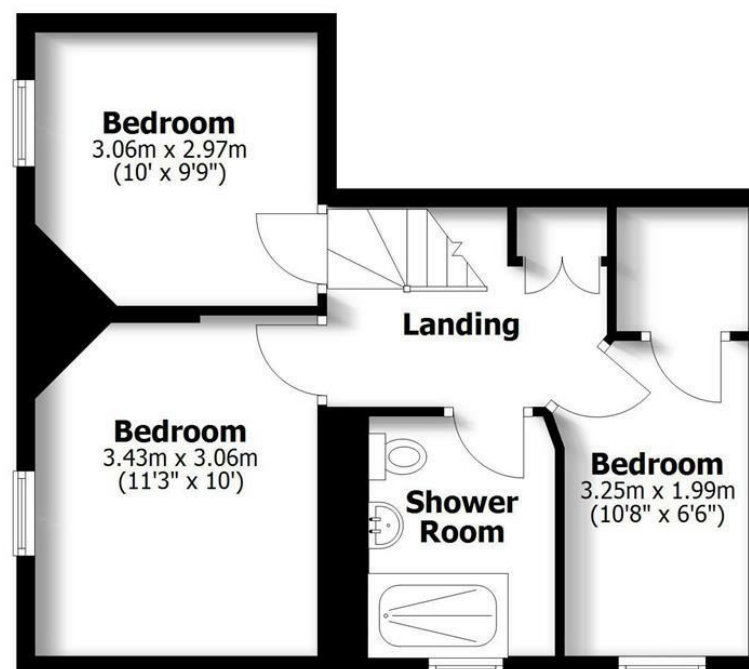
FRIARS LOADE, BRIDGNORTH

HOUSE: 93.6sq.m. 1,007.7sq.ft.  
 STORE: 7.8sq.m. 84.3sq.ft.  
**TOTAL: 101.4sq.m. 1,092.0sq.ft.**

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



Ground Floor



First Floor

