

8, Oldbury Wells, Bridgnorth, WV16 5JE

BERRIMAN
EATON

8, Oldbury Wells, Bridgnorth, WV16 5JE

A most attractive cottage with good parking in High Town and walking distance to the High Street. Having undergone extensive improvement with a large open plan kitchen, there is lots of character in this rare to find property. NO UPWARD CHAIN

Shrewsbury - 22 miles, Telford - 13 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

Oldbury Wells is conveniently within town, located just a short stroll from the bustling High Street. 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, Community 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

Having undergone an extensive programme alteration and updating including underfloor heating to the ground floor, where the flagstone is laid. The accommodation presently comprises: Entrance hall, finished with Westminster flagstone flooring, guest cloakroom/WC and a ground floor guest bedroom overlooking the front elevation with fitted shutters, French doors, having remote control blinds, open onto a private side patio, while the room also features a vaulted ceiling and a freestanding bath.

The hall leads through to a beautiful open plan dining kitchen, also laid with Westminster flagstone flooring, with an attractive oak staircase rising to the first floor. A generous pantry cupboard provides excellent additional storage. The kitchen is fitted with a range of matching cabinetry topped with solid wood block worktops, incorporating a breakfast bar, ceramic sink, and integrated SMEG appliances, including an induction hob with a concealed extractor, oven, microwave/grill, dishwasher, and full-height fridge and freezer. A window overlooks the front elevation. The dining area, laid with oak flooring, enjoys a further front facing window and provides access to the vaulted cellars, offering useful additional storage. Double doors open into the adjoining lounge, which features oak flooring an attractive open fireplace, with bi-fold doors leading onto the elevated front terrace, creating an ideal space for indoor-outdoor living.

Stairs rise to the first floor landing, where oak flooring continues into the principal double bedroom overlooking the front elevation. There are two further bedrooms, an airing cupboard, and a beautifully re-fitted shower room comprising a walk-in shower, WC, and wash hand basin.

OUTSIDE

Externally, the property occupies an elevated, southerly facing position and benefits from a double-width driveway providing off-road parking. Steps lead up to the landscaped garden terraces, which include a private, low-maintenance seating area with pergola, screened by mature hedging for added privacy. A further terrace provides access to the cottage and features a decked seating area, enjoying attractive views towards Castle Walk and the Church.

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. Please note the cellar extends beyond the boundary under a neighbours garden.

COUNCIL TAX

Shropshire Council.
Tax Band: E.
https://www.gov.uk/council-tax-bands

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

Proceeding away from the High Street via Pound Street continuing onto Hollybush Road. Turn right before the zebra crossing into Oldbury Wells, where the property can be found along on the right-hand side.

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

Offers Around
£500,000

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.

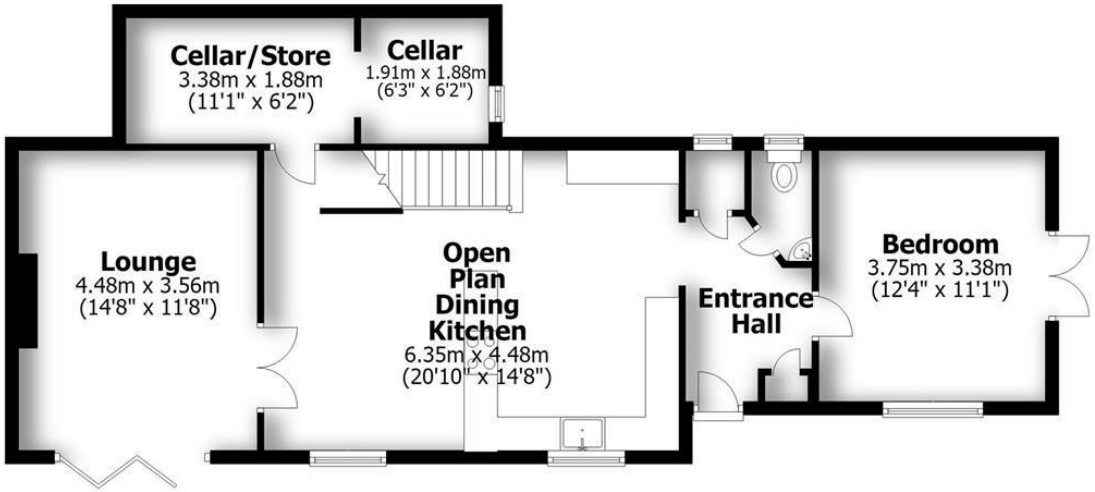




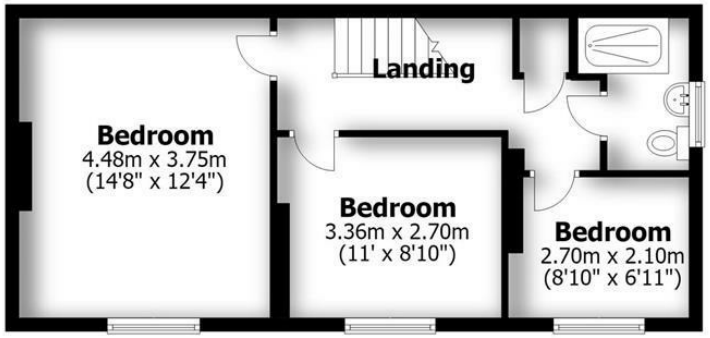

8 OLDBURY WELLS
BRIDGNORTH

TOTAL: 119.9sq.m. 1,290.1sq.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







