Lantern Cottage, 11-12 St. Leonards Close, Bridgnorth, Shropshire, WV16 4EJ

BERRIMAN
EATON

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Beautifully positioned within the conservation area, this charming cottage is arranged over three floors enjoying views across to St Leonard's Church offering two reception rooms and a private enclosed courtyard garden, just a short stroll from the High Street's amenities, with the added benefit of resident permit parking. NO ONWARD CHAIN.
Much Wenlock - 8 miles, Ironbridge - 8 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles.
(All distances are approximate).

LOCATION

St Leonards Close enjoys a highly sought after position within the heart of this historic market town, with attractive views towards St Leonard's Church. Tucked away just off the High Street, this unique setting offers the perfect balance of privacy and convenience, allowing residents to enjoy the town's excellent range of amenities all within easy walking distance. The vibrant High Street hosts an impressive selection of independent shops, traditional pubs and bars, stylish cafés and well regarded restaurants. The area is also well served by a choice of primary and secondary schools, healthcare services including a hospital, and a wide variety of sports and leisure facilities, including several nearby golf clubs.

The town is also rich in heritage and visitor attractions, with highlights including the Severn Valley Railway, the Northgate Museum, the historic funicular cliff railway, and picturesque walks and cycle routes along the banks of the River Severn.

ACCOMMODATION

Upon entering the cottage, a reception room enjoys much character, with flagstone flooring and a beamed ceiling together with a window overlooking the front elevation. Leading through, the lounge features parquet flooring, exposed beams and windows to both the front and rear elevations. A particularly attractive feature is the exposed brick fireplace housing a cast iron stove. The rear hall is laid with quarry tiled flooring and benefits from a stable door providing access to the enclosed rear courtyard. There is also a useful guest WC, which houses the gas central heating boiler. A door leads through to the kitchen, which is also laid with quarry tiled flooring and enjoys a full width window overlooking the rear. The kitchen is fitted with an inset ceramic sink, together with provision for a cooker and fridge freezer.

Stairs rise to the first floor, where a spacious landing/dressing benefits from windows to the front and side elevations, together with exposed beams and floorboards which run through into the double bedroom having useful storage and windows to the front which enjoys views of St Leonard's Church. From the first floor, two separate staircases give access to the second floor which provides a loft room/occasional bedroom and a bathroom fitted with a WC, hand basin and a free standing bath.

OUTSIDE

To the rear of the property is a pretty enclosed courtyard garden, predominantly paved to provide a low maintenance outdoor space, enclosed by a walled boundary.

SERVICES

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

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: C.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

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
£275,000

EPC: E

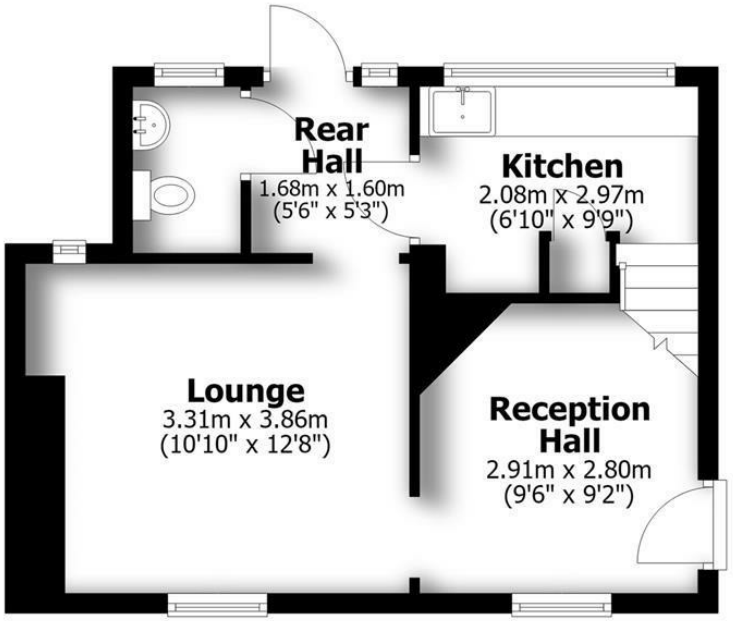
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

LANTERN COTTAGE

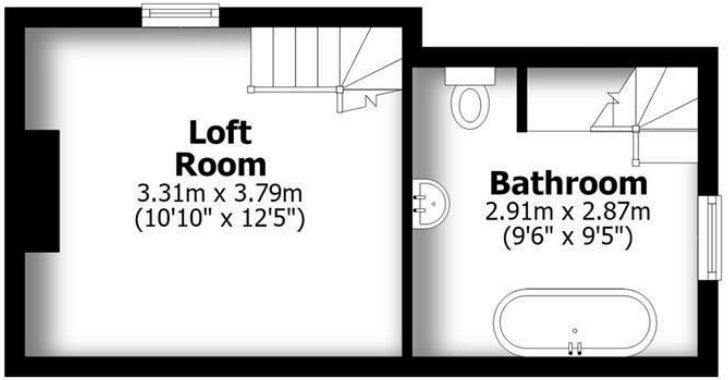
11-12 ST LEONARDS CLOSE

HOUSE:	61.9sq.m.	666.6sq.ft.
LOFT ROOM:	12.5sq.m.	134.9sq.ft.
TOTAL:	**74.4sq.m.**	**801.5sq.ft.**

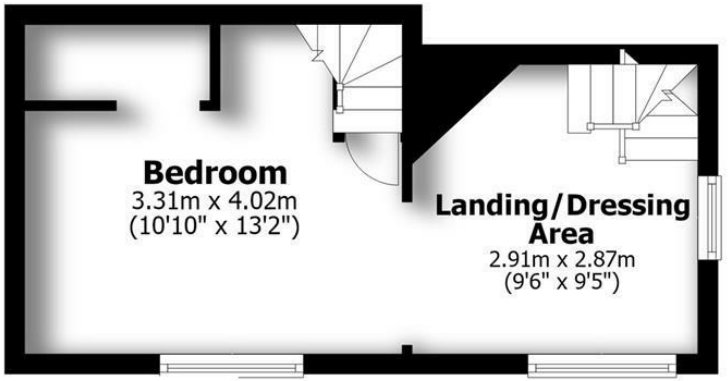
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



Second Floor



First Floor

Bread

POLICE NOTICE
NO
WAITING