



54 Cartway, Bridgnorth, Shropshire, WV16 4BG

BERRIMAN
EATON

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A most characterful Grade II Listed cottage, believed to date back to the 15th Century offering generous accommodation providing five bedrooms and two bathrooms along with a courtyard garden to the rear with river views.

Much Wenlock - 8 miles, Telford - 13 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Wolverhampton - 15 miles, Stourbridge - 17 miles. Kidderminster - 14 miles, Birmingham - 31 miles. (All distances are approximate).

LOCATION

Positioned at the bottom of Cartway, this very unique location provides the freedom to participate on foot the towns excellent range of facilities and an abundance of riverside walks being close to the park and riverside walks. The historic market town itself offers a good range of amenities to include shops, pubs and restaurants, along with 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 iconic funicular cliff railway.

OVERVIEW

This Grade II Listed terraced cottage is located within the towns Conservation Area. Internally it oozes historical charm arranged over three floors providing five good sized bedrooms along with a cellar and courtyard garden to the rear. The character features include large exposed brick fireplaces, oak latched doors and framework, exposed floor boards and beam work throughout.

ACCOMMODATION

Accessed directly off Cartway, the front door opens into a reception hall. Stairs rise to the first floor, with a door giving access down to the cellars. The lounge enjoys a dual aspect with a large corner fireplace. A separate dining room laid with terracotta quarry tiles enjoys an outlook onto Cartway along with a large inglenook fireplace. The breakfast kitchen, laid with quarry tiles is fitted with painted base cupboards and drawers with work tops over, wall cabinets, stainless steel sink unit along with the provision for appliances. A window looks out to the rear elevation with a door giving access into the private courtyard with river views. The cellars are substantial providing further storage with lights connected.

From the entrance hall stairs rise to the first floor landing where there are two double bedrooms and a third bedroom which is currently used as a study. A large bathroom is fitted with a white suite to comprise a free standing bath, WC and pedestal wash hand basin along with a large walk in cupboard providing excellent storage. A further turning staircase rises to the second floor where there is a spacious landing area with exposed floor boards, two double bedrooms and a good sized shower room.

OUTSIDE

From the kitchen a door gives access to a small private courtyard terrace which provides a tranquil place to sit and relax with an outlook across the River Severn and Queens Parlour.

SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

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

COUNCIL TAX

Shropshire Council.
Tax Band: E.

VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£370,000

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.



54 CARTWAY BRIDGNORTH

HOUSE: 175.4sq.m. 1,887.5sq.ft.
CELLAR: 27.7sq.m. 297.7sq.ft.
TOTAL: 203.1sq.m. 2,185.2sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



