



56 Bramble Ridge, Bridgnorth, Shropshire, WV16 4SQ

BERRIMAN
EATON

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With scope for renovation and further improvement, this three bedroom property occupies a fantastic position within walking distance of Bridgnorth High Town. Offering excellent potential to create a fourth bedroom, the property benefits from a large rear garden and beautiful far reaching views over High Rock and the River Severn, with wonderful riverside walks right on the doorstep. NO ONWARD CHAIN. Ironbridge - 8 miles, Much Wenlock - 8.5 miles, Telford - 12 miles, Kidderminster - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Wolverhampton - 15 miles, Birmingham - 30 miles. (All distances are approximate).

LOCATION

Bramble Ridge is a most sought after location providing the freedom to participate on foot the towns excellent range of facilities along with sports clubs and an abundance of beautiful country walks and cycling paths along the riverside and beyond. This very unique location is also just a short distance away from Bridgnorth Golf club and fishing pools with permits available along the river. The historic market town of Bridgnorth provides an excellent range of facilities, including independent shops, supermarkets, traditional pubs, cafés, restaurants, primary and secondary schools, healthcare services, and a wide variety of sports and leisure clubs.

Renowned for its rich heritage and welcoming community, Bridgnorth is home to a number of popular attractions, including the Severn Valley Railway, the iconic Cliff Railway, and the town's unique Theatre on the Steps. The surrounding countryside offers beautiful walking and cycling routes, with the picturesque River Severn providing a stunning backdrop for outdoor recreation throughout the year.

ACCOMMODATION

Occupying an elevated position, this spacious property offers versatile accommodation arranged over two floors and is approached via a private driveway, with steps leading up to the main entrance. The front door opens into the entrance hall, where double doors provide access to a useful cloaks cupboard, with stairs leading down to the lower level. The spacious lounge enjoys a pleasant outlook over the rear garden through sliding patio doors, with a central feature fireplace housing a coal effect gas fire. The kitchen is fitted with a range of base and wall mounted cupboards, drawers and work surfaces, incorporating a sink unit and built in appliances to include an oven/grill, gas hob and extractor. A door from the kitchen leads into the adjoining conservatory, which enjoys an outlook over the garden and provides a useful additional reception space. Completing the first floor are two double bedrooms, both benefiting from built in storage. One of the bedrooms features sliding patio doors opening onto the front balcony, which enjoys an elevated position with views across towards High Rock. The second bedroom is also a good sized double with built in storage. From the entrance hall, stairs descend to a further versatile double bedroom/reception room, benefiting from a window to the front elevation and offering flexibility for use as a third bedroom, additional sitting room, home office or hobbies room.

OUTSIDE

A tarmac driveway to the front of the property provides ample off road parking with access to the adjoining garage. External steps to the side of the property rise to the front entrance, while gated side access leads around to a private rear patio terrace, providing an ideal space for outdoor seating and relaxing. Steps from the terrace lead up into the extensive, sloping rear garden, which is predominantly laid to lawn and rises to an elevated position, from where there are beautiful far reaching views across the River Severn towards High Rock and the Queen's Parlour.

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: 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

From Whitburn Street proceed to the High Street. At the junction take a left through the Northgate and carry straight on heading towards Broseley. After passing under the footbridge take a right hand turn into Stanley Lane, then right into Bramble Ridge. Continue to the end of the cul-de-sac where number 56 can be found along the right-hand side.

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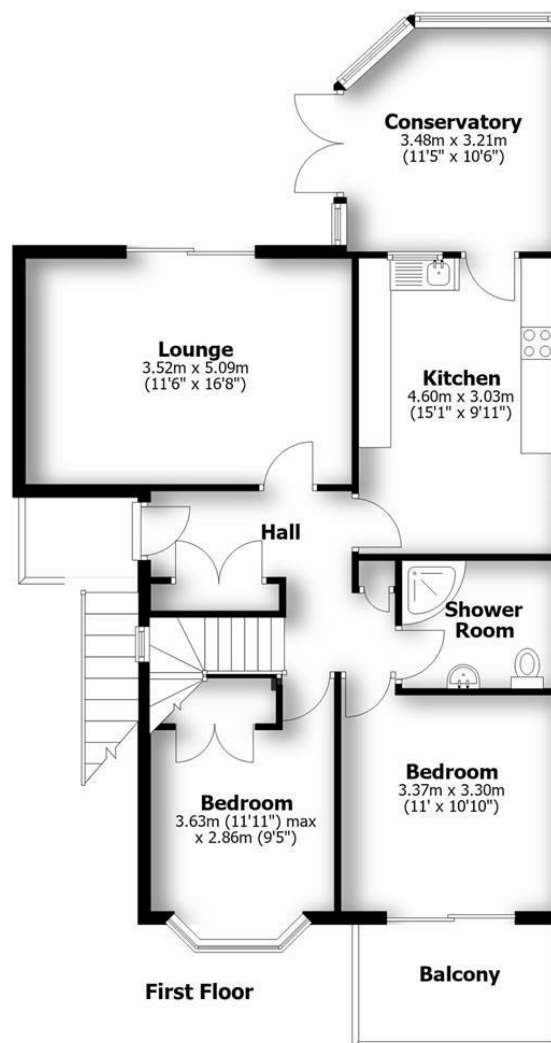
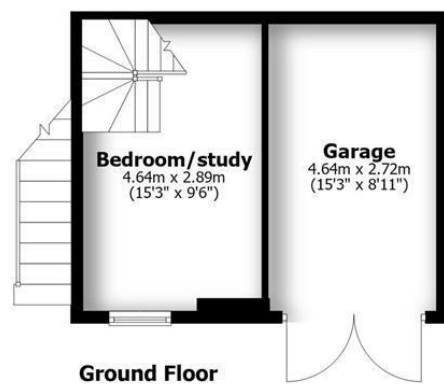
Offers Around
£399,950

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.



56 BRAMBLE RIDGE BRIDGNORTH



HOUSE: 95.1sq.m. 1,024.0sq.ft.
GARAGE: 12.6sq.m. 135.5sq.ft.
TOTAL: 107.7sq.m. 1,159.5sq.ft.

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

