



5, Stanmore Mews Stourbridge Road, Stanmore, Bridgnorth, Shropshire, WV15 6DS

BERRIMAN
EATON

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NOW WITH FIBRE BROADBAND! A converted Coach House in this select gated courtyard setting in the former grounds of Stanmore Hall. With parking and a large private, but low maintenance garden, the design is open plan living with two double bedrooms and two bath/shower rooms. NO UPWARD CHAIN.
Bridgnorth - 2 miles, Kidderminster - 13 miles, Telford - 12 miles, Stourbridge - 12 miles, Wolverhampton - 14 miles, Birmingham - 28 miles.
(All distances are approximate).

LOCATION

Enjoying a quiet semi rural location just on the outskirts of town with access to many countryside walks and parks including Dudmaston, situated just off the A458 between Stourbridge and Bridgnorth making an ideal commuters escape. The town centre of Bridgnorth has lively weekend markets, the Severn Valley Railway, Theatre on The Steps, Art Deco cinema and an abundance of pubs, cafes and restaurants. There is a G.P. Surgery and local hospital. The funicular Cliff Railway rises from the banks of the river Severn up to Castle Walk to give a stunning view over High Rock and the Severn Valley.

Stanmore Hall is one of the areas finest mansions. The extensive stables, coach houses and staff accommodation were previously the Midland Motor Museum, but around 30 years ago was sold and transformed into the lovely Stanmore Mews development of 10 FREEHOLD properties. Screened by mature planting from the Hall, they still share the same off road turning with Stanmore Hall and Stanmore Touring Park, with the Mews drive and gates (remote or with a fob), to the right, that leads along the tree lined drive to the development.

ACCOMMODATION

Accessed through the garden, a front doors opens into the entrance hall which features the turning staircase rising to the first floor along with a guest WC, fully tiled and fitted with a suite to include a concealed WC and hand basin set within a vanity unit. A door opens through into the open plan living/dining area with a window looking out to the front and French doors opening out into the rear courtyard garden. The kitchen extends off fitted with a range of matching base and wall cabinets, work tops over incorporating a small breakfast bar area, sink unit and a built in dishwasher and oven with hob above.

From the hall the stairs rise to the first floor landing, with its high ceilings. There are two well proportioned double bedrooms, both of which have feature arched windows and sky lights. The principal bedroom benefits from a tiled en-suite bathroom comprising a WC, hand basin with cupboard below and a heated towel rail. The second bedroom is serviced by the house shower room, tiled and fitted with a suite to include a corner shower cubicle, WC and a wash hand basin with cupboard below.

TENURE

We are advised the house is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained from your Solicitor.

SERVICE CHARGE

We are advised by our client, for the upkeep of the communal areas and electric gates, there is an annual service charge of approx. £1200. Each resident has shares in the Management Company which currently has a healthy sinking fund. Verification should be obtained from your solicitor.

SERVICES

We are advised mains water, drainage and electricity are connected. LPG gas central heating. Verification should be obtained by your surveyor,

COUNCIL TAX

Shropshire Council
Tax Band: D.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE. Please contact our Bridgnorth Office.

DIRECTIONS

From Bridgnorth proceed out on the (A458) Stourbridge Road . At the roundabout continue straight over keeping on the A458. After a short distance turn right into Stanmore Hall then immediate right again where you will approach the gated entry to Stanmore Mews.

Tettenhall Office

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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

Asking Price
£350,000

EPC: D

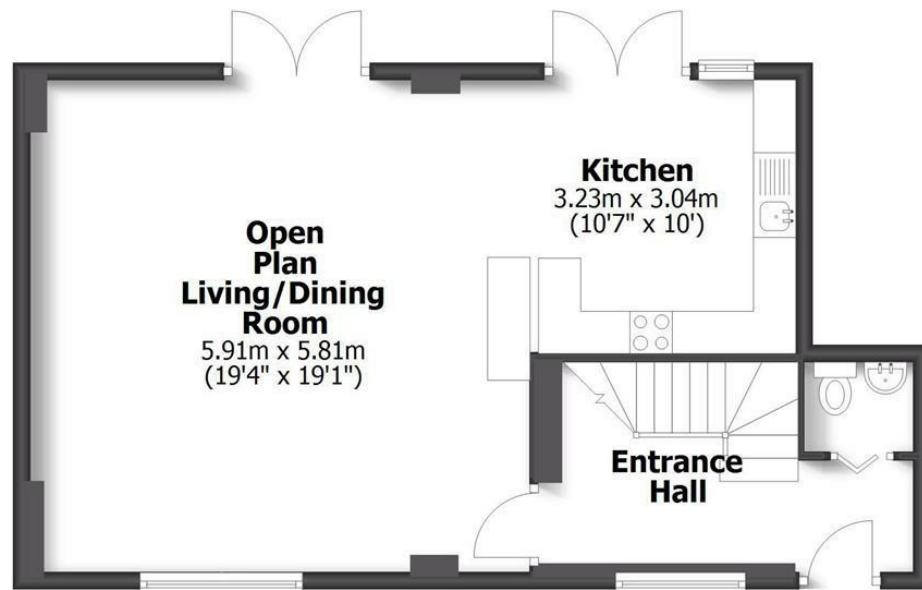
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



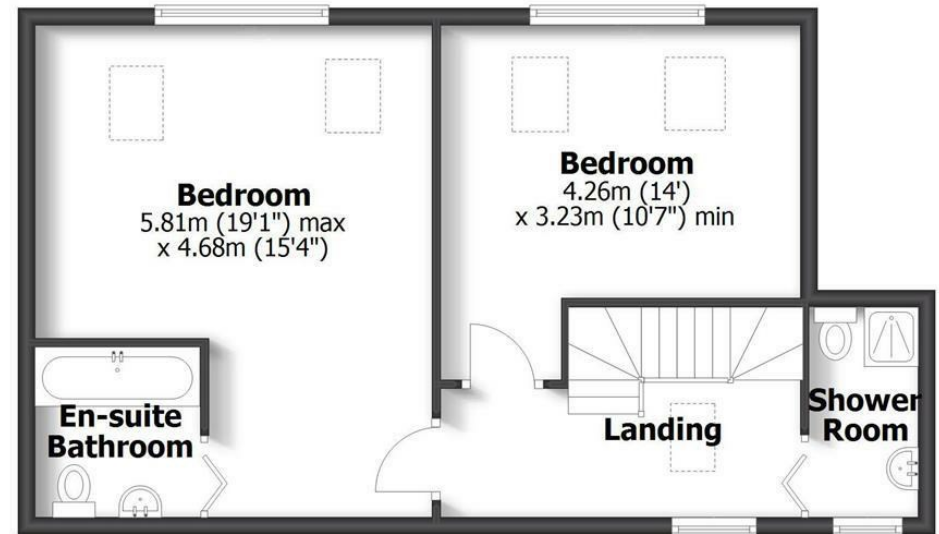
5 STANMORE MEWS

STANMORE, BRIDGNORTH

TOTAL: 112.0sq.m.1,206.0sq.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

