



18 Pound Street, Bridgnorth, WV16 4AP

BERRIMAN
EATON

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Centrally located and just a short stroll from the High Street, this charming Grade II listed cottage offers two bedroom accommodation and an elevated rear garden. Combining character features with a highly convenient location, the property is offered for sale with the added benefit of no upward chain. Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 15 miles, Birmingham - 27 miles, (All distances are approximate).

LOCATION

Within walking distance to the bustling High Street, this position provides the freedom to participate on foot to the towns excellent range of facilities that include a large selection of shops, pubs/bars, cafés and restaurants. Along with a selection of primary and secondary schooling, healthcare, hospital and an array of sports facilities. There are also many historic attractions for visitors such as the Severn Valley Steam Railway, Northgate museum, funicular cliff railway and River Severn walks.

ACCOMMODATION

The front door opens directly into the lounge, a characterful reception room featuring exposed wooden flooring, a window to the front elevation, and an attractive corner fireplace. A useful built-in storage cupboard provides additional storage. Steps lead up to the kitchen, which is fitted with base and wall mounted units with work surfaces over, a sink unit, and quarry-tiled flooring. Integrated appliances include an oven with gas hob and extractor hood above. There is space for a fridge/freezer, together with a wall-mounted gas-fired central heating boiler. A window and stable door provide access to the rear garden. Leading off the kitchen is the ground floor shower room, fitted with a WC, wash hand basin, and shower enclosure.

Stairs rise from the kitchen to the first floor landing, where there are two bedrooms. The principal bedroom overlooks the front elevation, while the second bedroom enjoys views to the rear and benefits from access to eaves storage.

OUTSIDE

Outside, accessed from the kitchen, the elevated rear garden is accessed via steps and comprises a pleasant garden area enjoying a sunny aspect.

TENURE

We are advised the property is FREEHOLD. Verification should be obtained from your solicitor.

SERVICES

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

COUNCIL TAX

Shropshire Council.
Tax Band: C.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewings strictly by appointment only. Please contact the 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

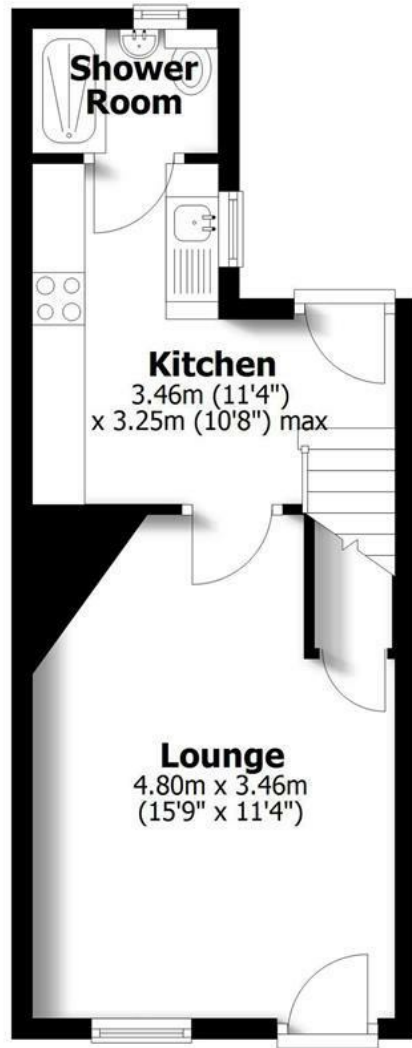
Offers Around
£199,950

EPC:

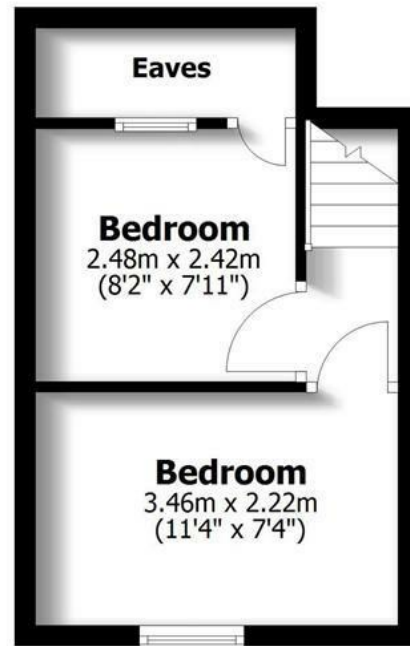
www.berrimaneaton.co.uk

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.

**18 POUND STREET
BRIDGNORTH**



Ground Floor



First Floor

TOTAL: 44.4sq.m.478.1sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



