



11A Moat Street, Bridgnorth, Shropshire, WV16 4EP

BERRIMAN
EATON

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A modern semi-detached home, ideally located just off the High Street and within easy walking distance of a wide range of local amenities. Offering two bedroom accommodation and a low-maintenance rear garden, this property is an excellent choice for first-time buyers or investors.

Much Wenlock 8 miles - Telford 13 miles - Wolverhampton 14 miles - Kidderminster 15 miles - Shrewsbury 20 miles - Ludlow 20 miles - Stourbridge 15 miles - Birmingham 26 miles.
(All distance are approximate).

LOCATION

Situated just off Bridgnorth's popular and award winning High Street, Moat Street gives the freedom to participate on foot to the Town's excellent range of amenities including a diverse selection of shops, cafes, pubs and restaurants along with a theatre, cinema, leisure centre and the iconic Severn Valley Railway. Further services include medical practises, hospital and schooling for both primary and secondary ages. The town offers a thriving community along with social events and bustling weekend markets held throughout the year.

ACCOMMODATION

Accessed directly off Moat Street, the front door opens into the kitchen featuring a tiled floor, a range of matching base and wall units with worktops over, and a stainless steel sink and drainer. Integrated appliances include a built-in oven with hob and extractor hood above, while a window looks out to the front aspect. A door leads through to the lounge, a bright and comfortable living space with a useful built in storage cupboard. Windows and a door provide access to the rear garden.

Stairs rise to the first floor, where there are two bedrooms together with a contemporary shower room. Fully tiled, the shower room is fitted with a walk-in shower, WC, wash hand basin, and a heated towel rail.

OUTSIDE

Outside, the property benefits from an enclosed, low-maintenance rear garden. Permit parking is available.

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. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors. The cottage is in a Conservation Area.

COUNCIL TAX

Shropshire Council.

Tax Band: B.

<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please 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

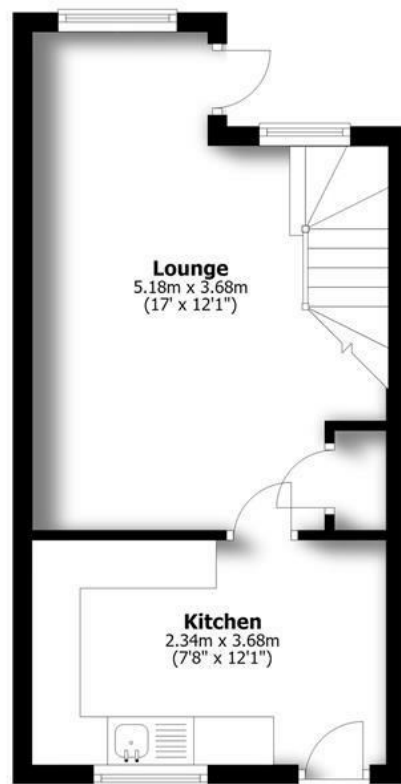
www.berrimaneaton.co.uk

Asking Price
£225,000

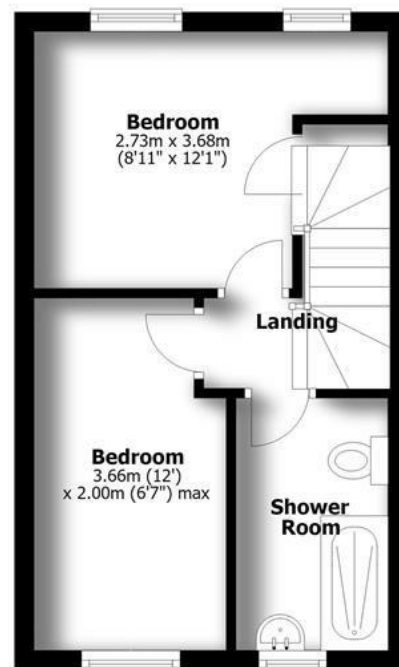
EPC:

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.

11A MOAT STREET BRIDGNORTH



Ground Floor



First Floor

TOTAL: 49.5sq.m.533.1sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



