



9 Cann Hall Drive, Bridgnorth, WV15 5BG

BERRIMAN
EATON

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This three storey townhouse offers excellent potential for modernisation and provides well proportioned three bedroom accommodation with a good sized tiered garden to the rear. The property also benefits from a double width block paved driveway and adjoining garage, walking distance to amenities.
Much Wenlock - 9 miles, Telford - 12 miles, Kidderminster - 13 miles, Wolverhampton - 14 miles, Ludlow - 20.7 miles, Shrewsbury - 22 miles, Stourbridge - 14 miles, Birmingham - 32.6 miles.
(All distances are approximate).

LOCATION

Located in Low Town, this location offers excellent connectivity, positioned conveniently between the A442 and A458. Bridgnorth is a vibrant market town with a wide range of attractions all within easy walking distance. Enjoy scenic riverside walks, spend time at Bridgnorth Golf Club, relax in Severn Park, or visit the renowned Severn Valley Railway.

The town also boasts a variety of local amenities, including independent shops, pubs, tea rooms, and sports clubs. The historic Cliff Railway provides quick access to High Town, where you'll find a lively High Street along with additional facilities such as healthcare services, a hospital, theatre, cinema, and a diverse selection of restaurants. The area is also well served by both primary and secondary schools, making it an appealing choice for families.

ACCOMMODATION

The front door opens into the entrance hall, which features stairs rising to the first floor, an under-stairs storage cupboard, and integral access to the garage. On the ground floor, there is an additional reception room that could be used as a home office/hobby room.

Stairs lead to the first floor living accommodation, comprising an open-plan lounge and dining area. This space benefits from patio doors opening onto the rear garden, as well as a bow window to the front elevation offering views towards High Town, including St Mary's and St Leonard's churches. A door leads into the adjoining kitchen, which is fitted with a range of base and wall units, worktops, and a sink unit, with space for appliances. A window overlooks the rear garden.

From the lounge area, further stairs rise to the second floor, which accommodates two double bedrooms, a third single room, and a family bathroom currently fitted with a WC, hand basin and a bath.

OUTSIDE

To the front of the property is a double width block paved driveway providing ample off-road parking, along with access to the adjoining single garage via an up-and-over door. There is also access to a small external bin store cupboard. Externally, the rear garden is terraced featuring a patio area with steps leading up to a higher level, bordered by fencing on either side.

SERVICES

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

NB

Please note: the gas fire in the lounge is not compliant with current regulations, and the central heating boiler is not in working order. The property is being SOLD AS SEEN.

TENURE

We are advised by our client that the property is FREEHOLD . Verification should be obtained by your Solicitors.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

COUNCIL TAX

Shropshire Council.
Tax Band: C.

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Proceed from the High Town crossing over the River Severn continuing through the one-way system into Mill Street. At the island take the 3rd exit onto the A4442, just after passing the petrol station turn left into Cann Hall Drive and follow around to the left, where number 9 can be found on the right hand-side.

Tettenhall Office

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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
£180,000

EPC: F

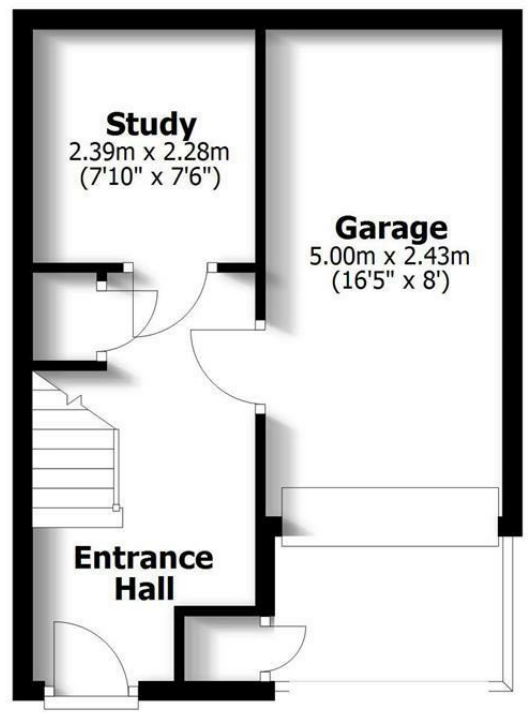
www.berrimaneaton.co.uk

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.

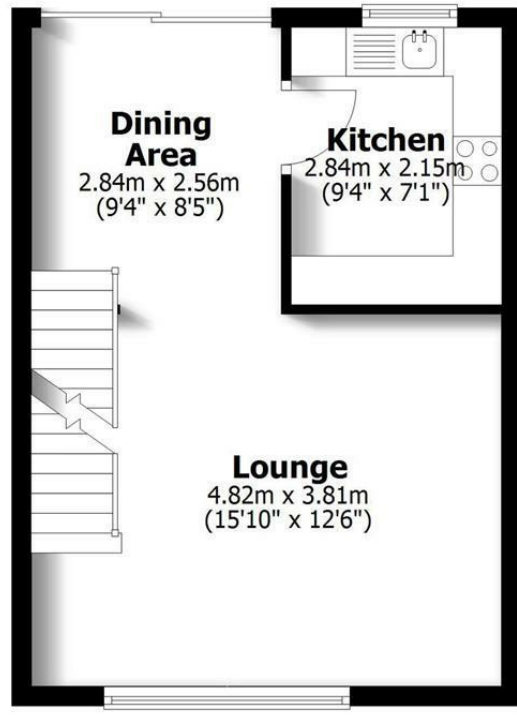


**9 CANN HALL DRIVE
BRIDGNORTH**

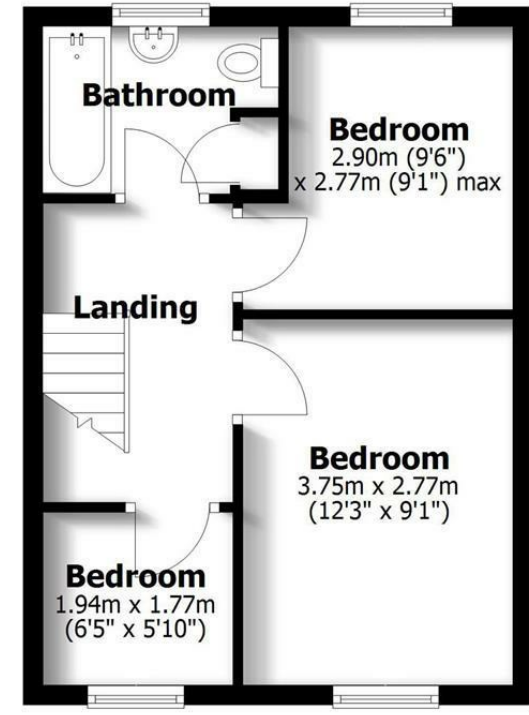
HOUSE: 80.3sq.m. 864.1sq.ft.
 GARAGE: 12.2sq.m. 130.8sq.ft.
TOTAL: 92.5sq.m. 994.9sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

