

10 Bernards Hill, Bridgnorth, Shropshire, WV15 5AX

BERRIMAN EATON



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A two, double bedroom cottage with on road parking and elevated views across the Severn Valley Railway, River and High Town. Renovated to a high standard with low maintenance gardens that include a large shed for storage, we would highly recommend viewing.
Much Wenlock - 9 miles, Telford - 12 miles, Kidderminster - 13 miles, Ludlow - 20 miles, Shrewsbury - 21 miles, Wolverhampton - 14 miles, Birmingham - 28 miles.
(All distances are approximate).

LOCATION

Superbly Located on Bernard's Hill. Situated between the A442 and A458, Bernard's Hill offers a highly commutable and convenient location. Just a short walk away, the historic market town of Bridgnorth provides a wealth of attractions, including riverside walks, independent shops, tea rooms, traditional pubs, and local amenities.

The iconic Cliff Railway offers easy access to High Town, where you'll find boutique shopping, a cinema, theatre, weekend markets, and a hospital. Also nearby are the renowned Severn Valley Steam Railway, Daniels Mill and the open spaces of Severn Park along the River.

ACCOMMODATION

Enjoying an elevated position with attractive views across to High Town, this charming character cottage has been superbly presented by the current owners and offers beautifully appointed accommodation, including two double bedrooms, an open-plan breakfast kitchen and a thoughtfully landscaped rear garden.

On entering into the hall stairs lead off to the first floor with a door opening through into the lounge. The lounge features an attractive fireplace housing a coal effect gas fire with fitted shelving and cabinets either side, understairs storage cupboard and a sash window overlooking the front elevation. To the rear, the open-plan breakfast kitchen is fitted with a range of units and breakfast bar complemented by wood block worktops. There is a inset sink with mixer tap and a freestanding oven with gas hob along with the provision for additional appliances. A window and stable door provides direct access to the rear garden.

To the first floor, the landing provides access to the loft space and leads to two well proportioned double bedrooms. The principal bedroom benefits from wonderful elevated views across the Severn Valley towards High Town. The fully tiled bathroom is fitted with a white suite to include a high-flush WC, pedestal wash basin, walk-in shower and freestanding bath with a window to the rear elevation.

OUTSIDE

The cottage is approached via steps from Bernard's Hill, leading to a delightful front terrace, benefitting from a Southerly aspect, enclosed by attractive iron railings. To the rear the recently landscaped garden offers low maintenance upkeep with a rear patio area having power points, cold water tap and a mixer tap. Steps lead up through the tiered terraces offering a number of seating arear with the upper tier having wonderful views across the Severn Valley and High Town complete with a large garden shed with power, making a useful workshop or storage space. Please note that the neighbouring properties have a right of way.

SERVICES

We are advised by our client that all mains services are connected. Verification should be obtained from 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.

COUNCIL TAX

Shropshire Council
Tax Band: B
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

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 passing the petrol station. Just after the traffic lights take a left into Bernard's Hill where number 10 can be found towards the end on the left-hand side with on road parking.

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Bridgnorth Office
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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£300,000

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.

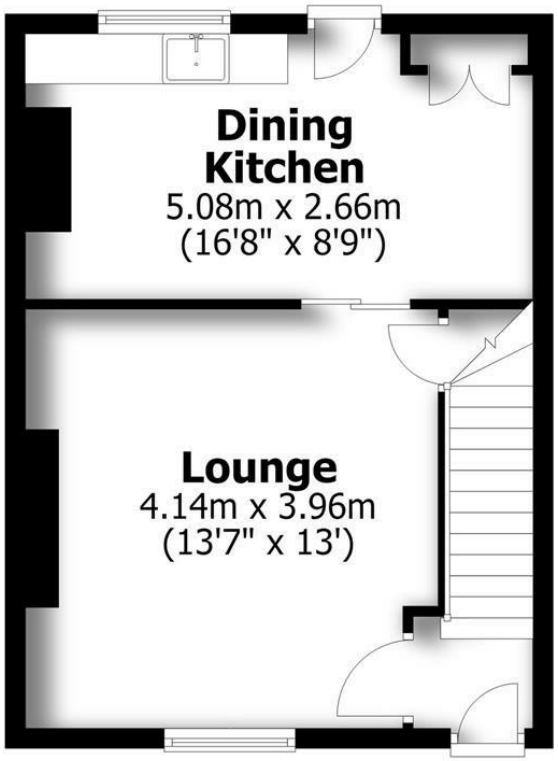




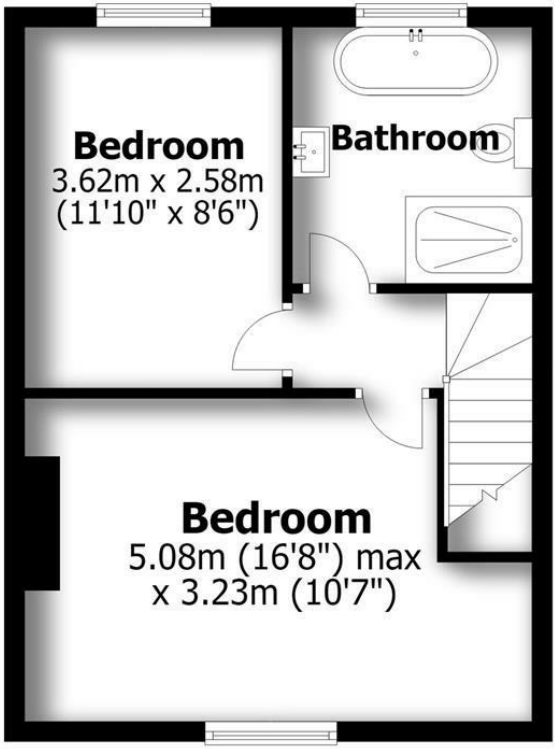

10 BERNARDS HILL
BRIDGNORTH

TOTAL: 70.6sq.m. 760.4sq.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


SMEG





