



4 Cliff Gardens, Cliff Road, High Town, Bridgnorth, WV16 4EZ

## 4 Cliff Gardens, Cliff Road, High Town, Bridgnorth, WV16 4EZ

NO PROPERTY CHAIN. Cliff Gardens is a most sought after residential location, convenient for the market towns facilities. Three bedrooms, two reception rooms and a delightful private garden to the rear. Much Wenlock - 8 miles, Shrewsbury - 21 miles, Telford - 12 miles, Kidderminster - 14 miles, Wolverhampton - 15 miles, Stourbridge - 15 miles, Birmingham - 30 miles. (All distances are approximate).

### LOCATION

Cliff Gardens is quietly positioned being within easy walking distance to the High Street, park and leisure centre. This very unique location provides the freedom to participate on foot the towns excellent range of facilities that include shops, pubs/bars, cafés and restaurants. Along with a selection of first and secondary schooling, healthcare, sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks.

### ACCOMMODATION

Having under gone an extensive programme of recent improvement, this property must be viewed to appreciate the spacious and light accommodation that is now well presented to a high standard. Entering into the reception hall, this spacious accommodation has a lovely open plan living/dining area which offers a feature corner display fireplace to the dining area and a feature fireplace with a gas fired log burner to the lounge, both rooms could be sub-divided if required. A lovely breakfast kitchen offers a range of base, wall cupboards and drawers, a free standing electric cooker, a stainless steel sink unit and mixer tap with complementary work surfaces and splash back tiling, windows overlook the garden and a door gives access to the side. There is an understairs storage cupboard. A staircase leads from the hallway to the first floor landing where there is access to a large attic space with pull down ladder, three bedrooms - two of which are single bedrooms and the house bathroom which has been extended and refurbished to a high standard to provide a suite comprising: Bath with shower over, WC and a wash hand basin.

### OUTSIDE

The front of the property is set back from the road behind a pretty gravelled courtyard with painted railings. A lovely private rear garden is a particular feature of the property and offers a courtyard seating area leading off the kitchen with a lawn beyond. The garden is enclosed and secured by a hedge and fence boundary with a covered seating area screened by a variety fruit trees, BBQ area and a garden shed. There is side access to the rear via a right of way. Two on road parking permits per household are available from the Shropshire council.

### SERVICES:

We are advised by our client that mains water, gas, electricity and drainage are connected. Verification should be obtained from your surveyor.

### TENURE:

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

### COUNCIL TAX:

Shropshire Council. Tax Band: B.

### FIXTURES AND FITTINGS:

By separate negotiation.

### VIEWING ARRANGEMENTS:

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

### DIRECTIONS:

Proceed from our office in Whitburn Street to the High Street. Turn left and continue

13/15 High Street  
Tettenhall  
Wolverhampton  
WV6 8QS  
01902 747744

tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street  
Bridgnorth  
Shropshire  
WV16 4QN  
01746 766499

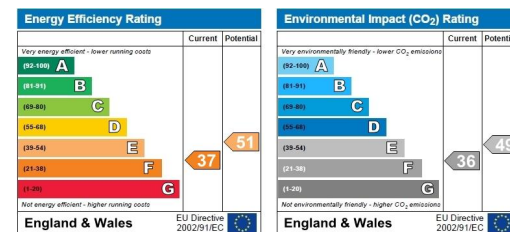
bridgnorth@berrimaneaton.co.uk

High Street  
Wombourne  
Wolverhampton  
WV5 9DP  
01902 326366

wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers around  
£245,000



**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.

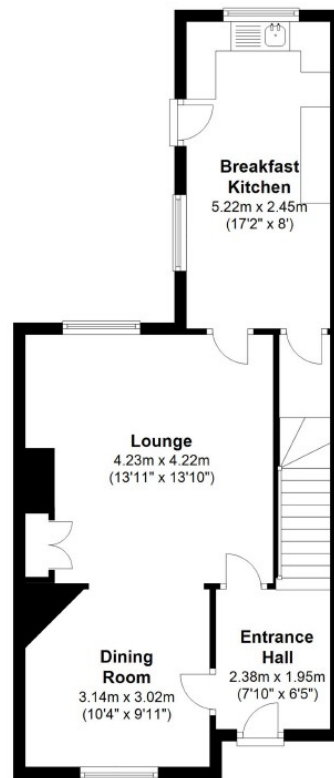




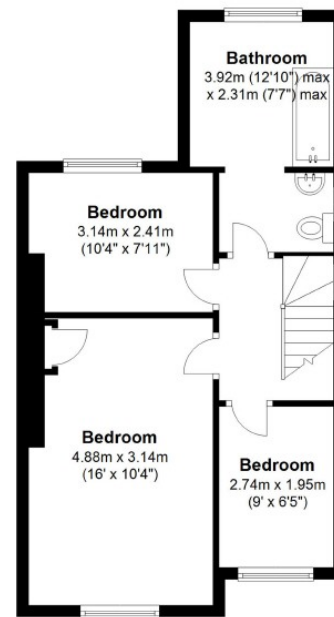
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Approx Overall Floor Area  
93.0sq.m 1001.3sq.ft.  
(excluding garages/stores)

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



Ground Floor



First Floor



