

Bernards Hill Bridgnorth WV15 5AS

SHELDON BOSLEY KNIGHT

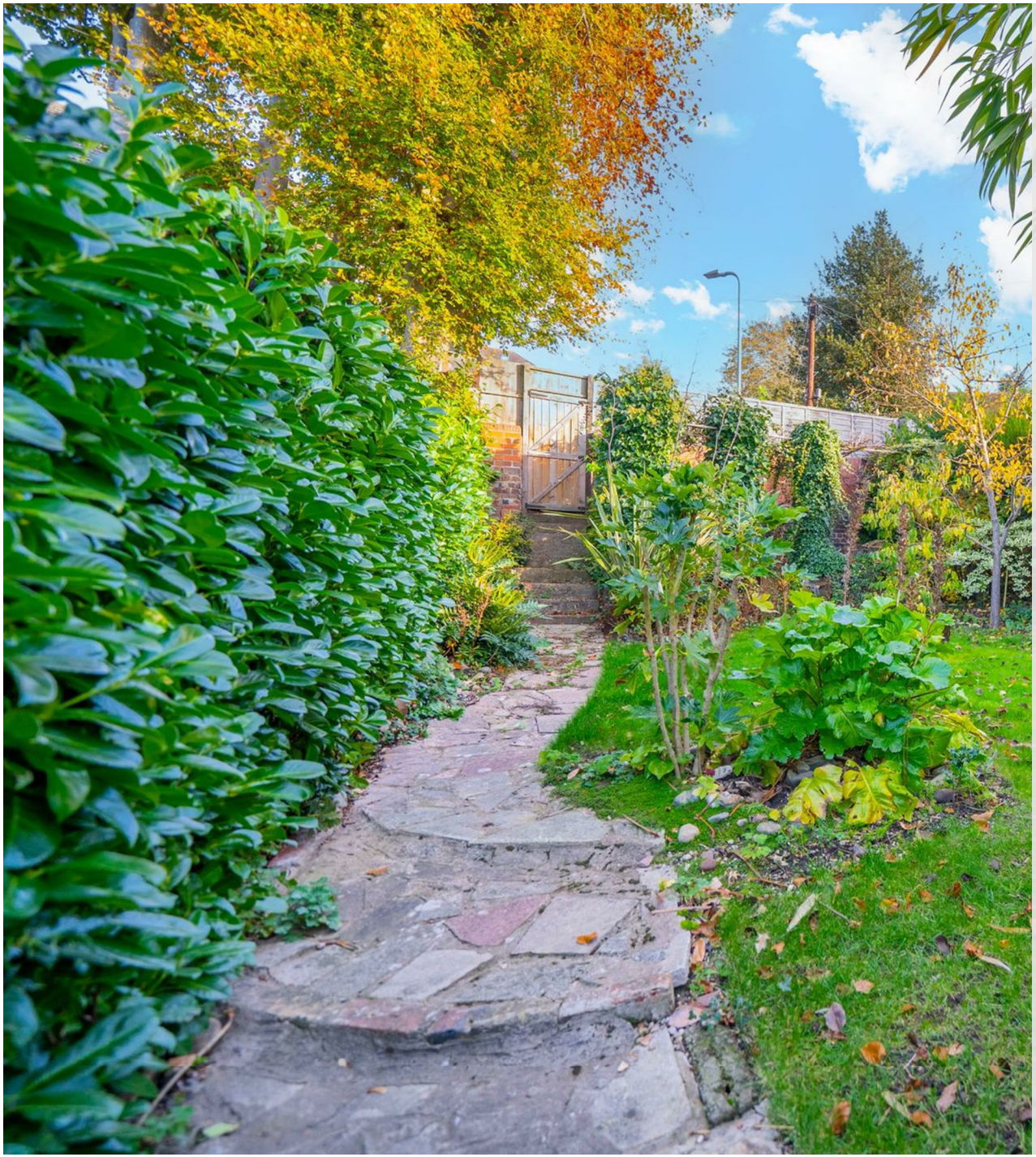
LAND AND PROPERTY PROFESSIONALS



688.90 sq ft arranged over four floors.

Key Features





The Property

For Sale by Public Auction with our Partner Agents Nock Deighton

Auction Details:
Nock Deighton Land and Property Auction
Livestream Auction on Wednesday 16th December 2026 at 1.00pm

Enjoying an elevated position with fantastic views across Bridgnorth, 39b Bernards Hill is a two bedroom semi-detached home offering well-proportioned accommodation and a generous rear garden. Situated in a popular Low Town location, the property is conveniently placed for local shops and amenities.

Shared steps with the neighbouring property lead up through the front garden to the entrance. The entrance hall provides access to the lounge and stairs rising to the first floor.

The lounge is a welcoming room featuring a log burner and a front-facing window which makes the most of the views over the town. An opening leads through to the spacious kitchen, creating a sociable flow between the rooms. Fitted with a range of units and work surfaces, together with a freestanding cooker, the kitchen offers ample space for a dining table.

A rear hallway provides access outside and leads to the ground floor bathroom, fitted with a bath with shower over, WC and wash hand basin.

On the first floor, the landing serves two generous double bedrooms. The front bedroom enjoys the elevated outlook, while the particularly spacious rear bedroom was formerly two separate rooms. This offers scope to reinstate the original three bedroom layout if required, subject to any necessary consents.

The rear garden is a particular feature, with a decked seating area directly behind the house and a timber canopy providing a sheltered spot for relaxing and entertaining. Steps rise to a lawn bordered by mature trees and shrubs, creating a pleasant sense of privacy. A gate at the rear gives access onto The Mall.

Auction Terms
This property is offered for sale by public auction with our partner auctioneers, SBK Auctions. To manage the auction process, including viewings, offers, bidder registration, bidding and post-auction administration, your data may be shared between Nock Deighton (1831) Limited and SBK Sales Limited, trading as SBK Auctions.

The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders.

The sale will take place on the stated auction date by way of a live stream auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.

If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

Auction Deposit and Fees
The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:

· 10% deposit, subject to a minimum of £5,000

· Buyer's Premium of £1,500 inc. VAT

· Search pack of £420 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

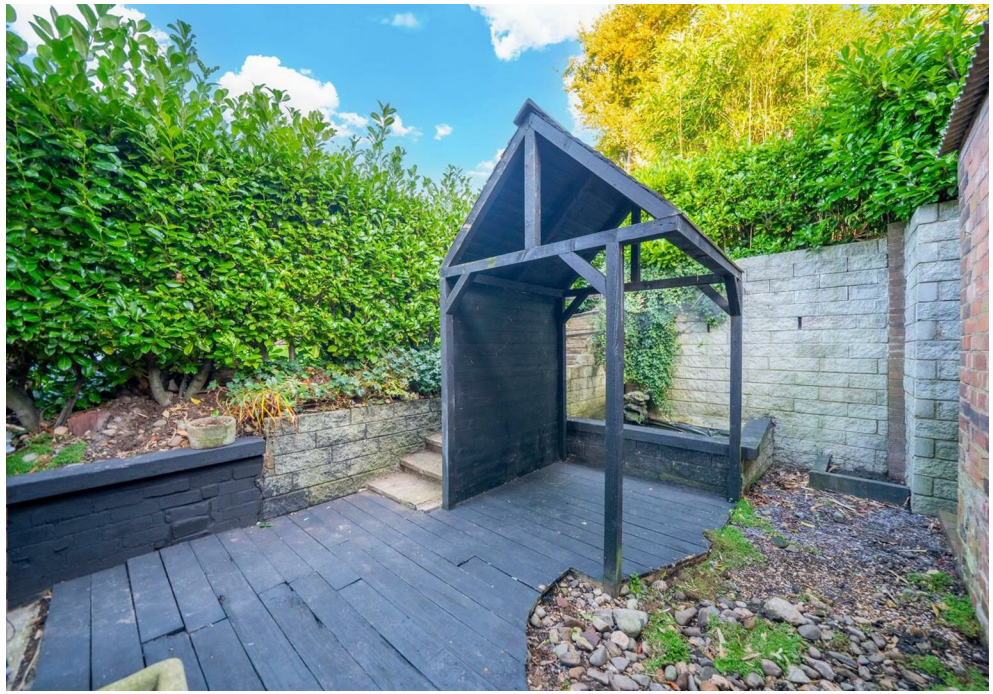
Guide Price and Reserve Price
The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.

Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure.

Both the guide price and reserve price can be subject to change at any time prior to the auction.

Plans
Plans shown are for identification purposes only.

Services
We are advised that all mains services are connected.









Tenure and Possession
The property and land are freehold. Vacant possession will be given upon completion, which is normally 20 working days after the auction. Please refer to the Auction Legal Pack for further details.

Bidder Registration and Auction Legal Pack
If you would like to register to bid, please visit:

passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid online, by telephone or by proxy.

The Auction Legal Pack for the lot you are interested in can be downloaded here:

auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk

All bidders must register before bidding, complete the required identity checks and be approved to bid.

Full details on how to register to bid, and a guide to buying at auction, can be found at:

sbkauctions.co.uk

Preferred Solicitors
If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

Legal Documents and Additional Costs
It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.Viewings
All viewings are by appointment only through Nock Deighton Bridgnorth Office.



















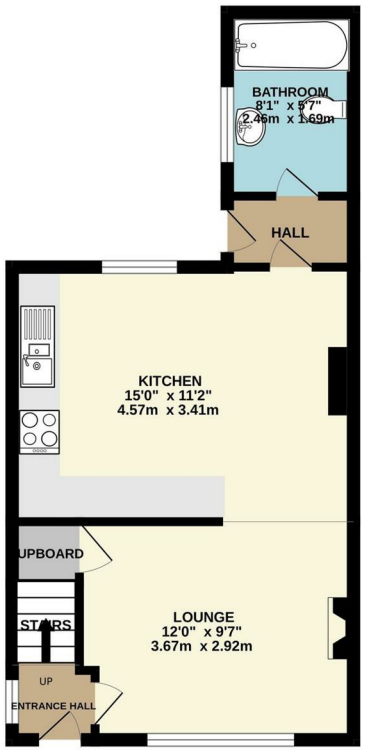


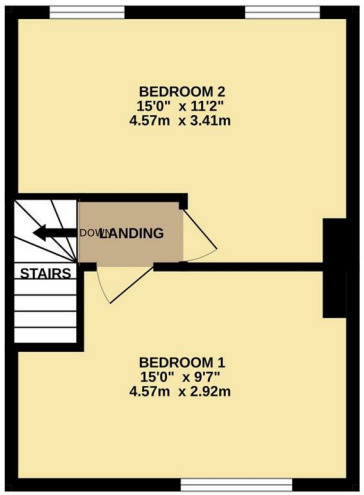
To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01926 430555

Floorplan

GROUND FLOOR
369 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.





TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

NOT TO SCALE. FOR ILLUSTRATION ONLY.
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