



15 Lodge Lane, Bridgnorth, Shropshire, WV15 5EE

BERRIMAN  
EATON

## 15 Lodge Lane, Bridgnorth, Shropshire, WV15 5EE

With views to the rear, this 2 bedroom semi detached bungalow provides a driveway, garage and a landscaped tiered garden to the rear overlooking Queens Parlour. No onward chain. Telford - 12 miles , Kidderminster - 13 miles, Wolverhampton - 14 miles, Stourbridge - 14 miles, Shrewsbury - 21 miles, Birmingham - 27 miles.  
(All distances are approximate).

### LOCATION

Situated in Low Town, this location offers excellent connectivity to Telford and the wider West Midlands region. Bridgnorth is a charming market town with a wealth of attractions, many of which are easily accessible on foot. Within walking distance, you'll find a local shop, a primary school, and convenient bus services. The area is also surrounded by beautiful countryside, with scenic footpaths and riverside walks close by.

Bridgnorth boasts a fantastic array of amenities, including independent shops, welcoming tea rooms, and local services. Just across the bridge, the historic Cliff Railway links Low Town to High Town, where you'll discover more shops, a theatre, cinema, farmers' markets, and a hospital. Nearby attractions include the renowned Severn Valley Railway and the picturesque National Trust property, Dudmaston Hall

### ACCOMMODATION

Upon entering the property, the front door opens into the hallway, with doors leading off to the accommodation. The lounge is situated at the rear of the property and benefits from patio doors and full-height windows that offer access and views of the garden along with a feature fireplace housing a coal-effect gas. From the lounge, a door leads into the kitchen, which is fitted with base and wall cabinets, a stainless steel sink unit, and has space and provision for appliances. A useful storage cupboard houses the gas central heating boiler, and a back door provides access to the rear garden.

Off the hallway are two bedrooms, both overlooking the front elevation. The principal bedroom features fitted mirrored wardrobes. The main bathroom includes a WC, a pedestal wash hand basin, and a bath with a shower over. There is also loft access from the bathroom.

### OUTSIDE

To the front of the property, a driveway provides tandem off-road parking and leads to a neatly lawned garden with well-maintained flowerbeds. The driveway continues along the side of the bungalow, offering access to a detached garage fitted with double doors, lighting, and power.

The rear garden features a patio terrace with steps leading up to a tiered lawn, surrounded by mature planted borders. The garden enjoys a pleasant outlook towards the Queen's Parlour, providing a peaceful and private outdoor space complete with a pond and garden shed.

### SERVICES

We are advised by our client that all main services 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

From Low Town Bridgnorth, proceed over the bridge into Mill Street and follow the one way system to the island. At the island take the second exit continuing up the Hermitage. Take the first right into Lodge Lane where number 15 can be found along on the left hand side identified by our for sale board.

#### Tettenhall Office

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tettenhall@berrimaneaton.co.uk

#### Lettings Office

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#### Bridgnorth Office

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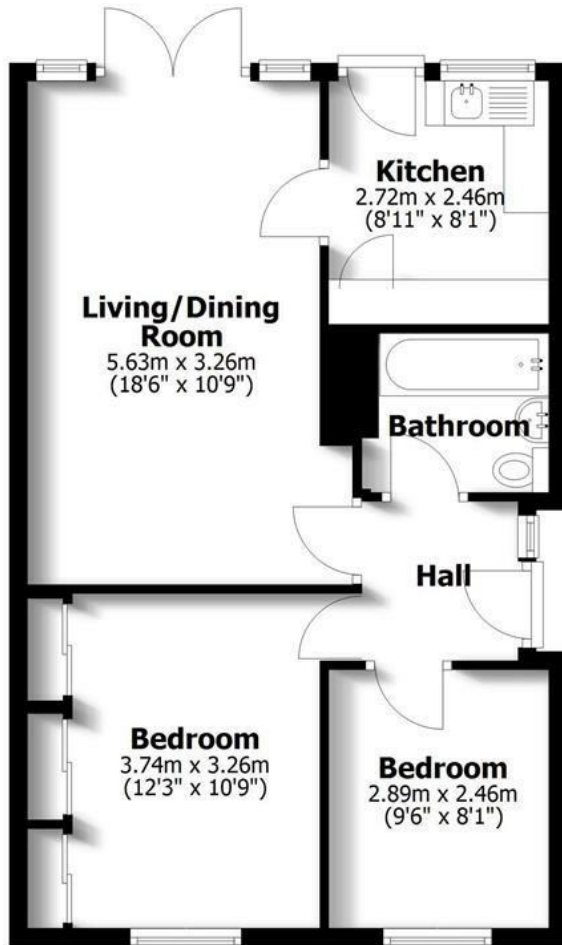
Offers Around  
£250,000

EPC: D

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**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.

# 15 LODGE LANE BRIDGNORTH



**Ground Floor**

**BUNGALOW:** 54.5sq.m. 586.3sq.ft.  
**GARAGE:** 12.0sq.m. 129.1sq.ft.  
**TOTAL: 66.5sq.m. 715.4sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

