



28 Lodge Lane, Bridgnorth, Shropshire, WV15 5EF

BERRIMAN
EATON

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A beautifully presented home offering three bedroom accommodation complete with attractive landscaped gardens and private off road parking, set in a convenient and established residential location. NO ONWARD CHAIN.

Much Wenlock - 9 miles, Telford - 12 miles, Kidderminster - 13 miles, Albrighton - 9 miles, Shrewsbury - 22 miles, Ludlow - 21 miles, Stourbridge - 13 miles, Birmingham - 30 miles.
(All distances are approximate).

LOCATION

Situated in the popular Low Town area of Bridgnorth, this location offers excellent connectivity to Telford, Wolverhampton and the wider West Midlands, while being within easy reach of the town's many amenities and attractions. Bridgnorth is a historic market town, with a wealth of facilities and places of interest, many of which can be easily accessed on foot. Within walking distance are local shops, a primary school and convenient bus services. Just across the River Severn, the historic Cliff Railway provides a unique link between Low Town and High Town, where further amenities include an array of independent shops, cafes, pubs and restaurants, together with a theatre, cinema, weekend farmers' markets, supermarkets and healthcare facilities.

The surrounding area also offers an abundance of beautiful countryside, with a variety of scenic footpaths, riverside walks and parks close at hand, providing an appealing combination of town and country living.

ACCOMMODATION

Upon entering, the entrance hall features Karndean flooring, which continues through to the principal living areas of the ground floor. The spacious lounge overlooks the front elevation and centres around a feature fireplace housing a log burning stove, complemented by bespoke fitted cabinets and shelving to either side. To the rear of the property the open plan dining area provides an excellent space enjoying an abundance of natural light from the rear window and sliding patio doors which open onto the garden. The adjoining kitchen is fitted with a range of matching base and wall-mounted cabinets with work surfaces over, incorporating a sink unit, double oven and seven burner gas hob. There is provision for a dishwasher together with a useful understairs pantry providing additional storage. Situated adjacent to the kitchen is a practical utility/boot room, with access to both the front and rear of the property, together with a useful WC.

From the entrance hall, an oak staircase rises to the first floor landing, where there is access to the loft space and a side aspect window. The property provides three bedrooms, comprising two generous double bedrooms, both benefiting from fitted wardrobes, together with a further third bedroom. The family bathroom is fitted with a WC, wash hand basin and bath with shower over.

OUTSIDE

Outside, the property is set back from Lodge Lane, with a spacious driveway providing private off road parking for three cars. Steps lead down to the beautifully landscaped low maintenance front garden, which is laid predominantly to gravel and enclosed by raised planted borders. The borders have been thoughtfully planted to provide colour and privacy. A pathway continues to the side of the property, providing convenient access to the utility/boot room.

The rear garden features a decked seating terrace leading onto a lawned garden enclosed by fenced boundaries. A secure garden shed provides useful additional storage and incorporates built-in shelving.

SERVICES

We have been advised by our client that all mains services are connected. Verification should be obtained by your Surveyor.

COUNCIL TAX

Shropshire Council
Tax Band: B

TENURE

We have been advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitor.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only, please contact our BRIDGNORTH OFFICE.

FIXTURES AND FITTINGS

By separate negotiation.

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 28 can be found along on the right

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£265,000

EPC: C

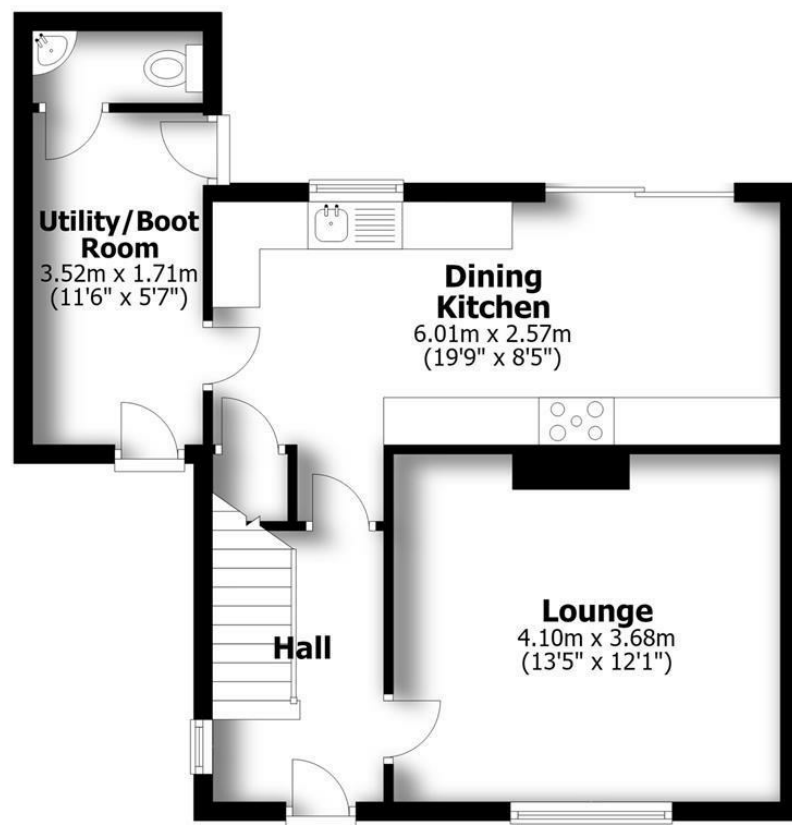
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



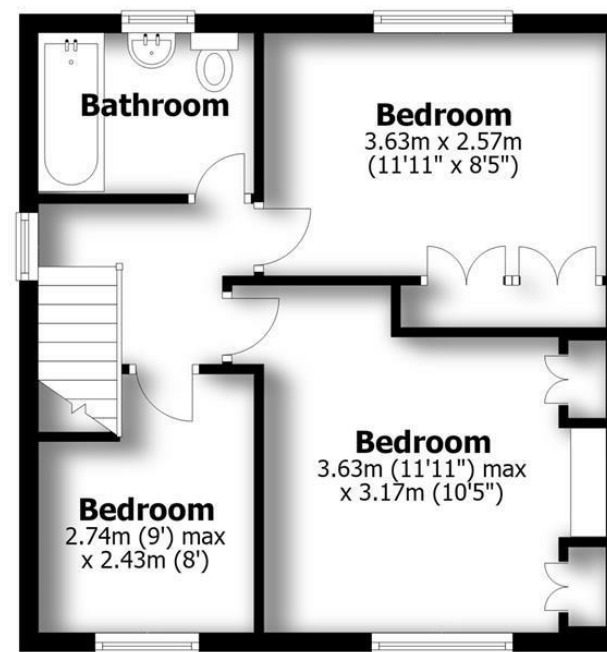
28 LODGE LANE BRIDGNORTH

TOTAL: 84.1sq.m.905.4sq.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

