



28, Lodge Lane, Bridgnorth, Shropshire, WV15 5EF

BERRIMAN
EATON

28, Lodge Lane, Bridgnorth, Shropshire, WV15 5EF

A greatly improved three bedroom home with off road parking for three cars and a south facing rear garden. Tastefully presented with a dining kitchen and separate utility area, the house has a downstairs WC and through hall and lounge with a re-fitted luxury bathroom and fitted wardrobes to two of the bedrooms.

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

Located in Low Town, this is an easily commutable location to Telford and across the West Midlands. Lodge Lane provides a local convenience store and Primary School that can be accessed on foot along with regular public transport and many countryside walks. The historic market town of Bridgnorth offers an excellent range of facilities including, primary and secondary schooling, hospital, health practises and a large selection of shops, eateries, weekend markets and a full range of sports facilities. There are also many attractions for visitors such as the River Severn, theatre on the steps and the funicular Cliff Railway.

ACCOMMODATION

This very well presented 3 bedroom home has UPVC double glazing and a gas combination boiler central heating system. The present owners have under taken great improvements to the accommodation which currently comprises: Through hall with stairs rising to the first floor with a glass balastrade, lounge with views to the front, a feature fireplace with log burner and a large dining kitchen having ceiling down lighters and continued flooring running into the hall. The kitchen area has a pantry and range of modern fitted units with work tops including a Belling range oven with gas hobs, extractor hood over, dishwasher and enamelled sink unit. Sliding patio doors and a further window lead to the southerly facing rear garden. A side door leads to a 'front to rear' covered secure access that has plumbing for the washing machine and a guest WC.

On the first floor, the landing gives access to three generous sized bedrooms - two having built in wardrobes and a re-fitted bathroom comprising: P shaped bath with shower over, WC, wall mounted hand basin with storage drawer, heated towel rail and ceiling downlighters.

OUTSIDE

The house has parking for three vehicles on the front drive, with access to a side entrance to the property and the front door. The rear garden enjoys a southerly aspect with a graveled patio area a lawed garden. There is also a wooden 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.

www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

POSSESSION

Vacant possession will be given on completion.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£229,950

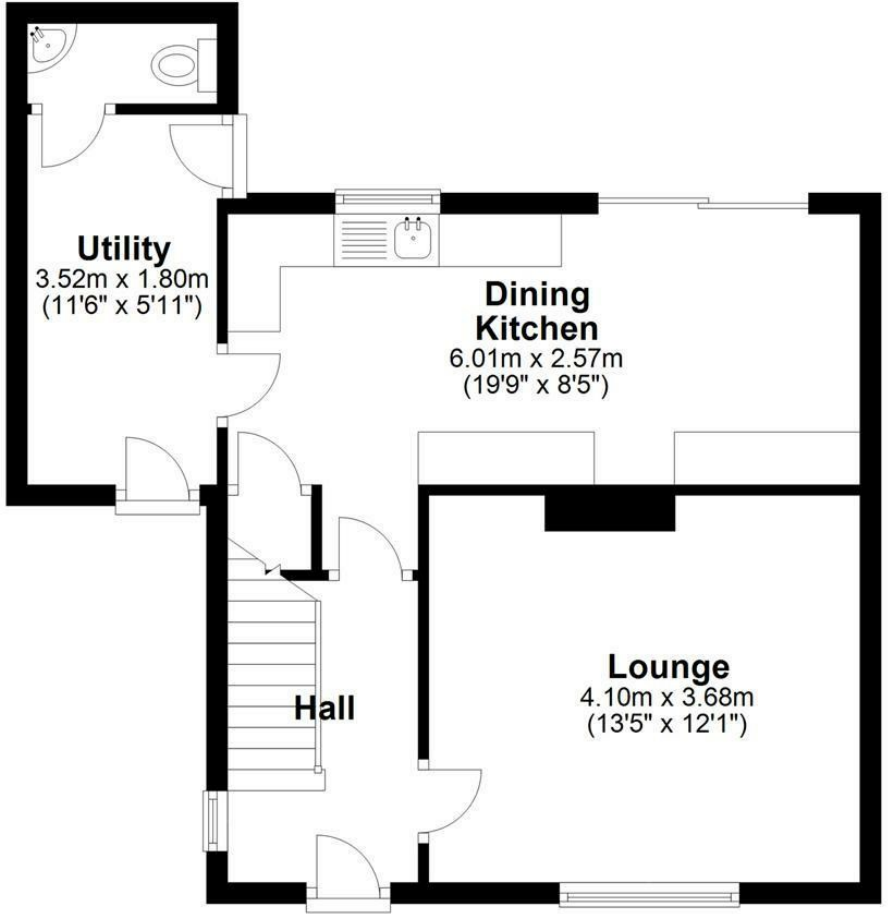
EPC: C

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.

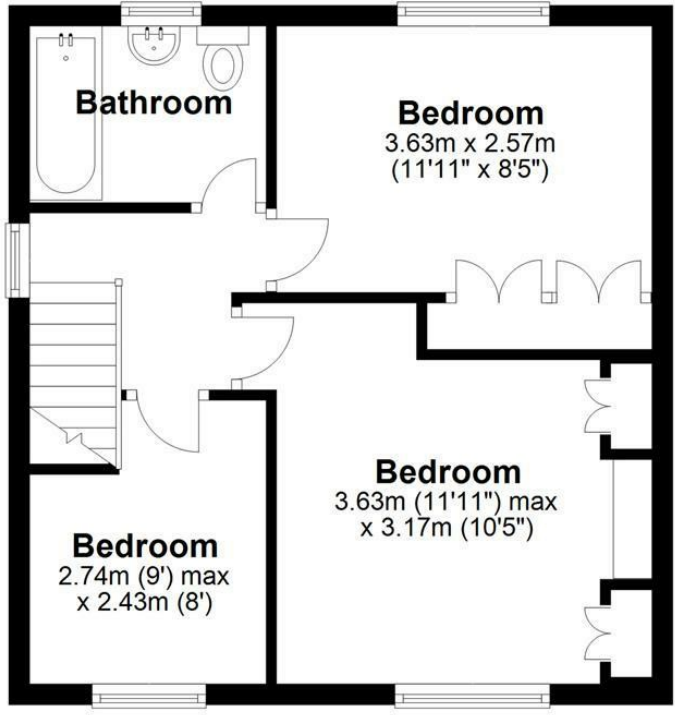


**28 LODGE LANE
BRIDGNORTH**

HOUSE: 84.1sq.m. 905.4sq.ft.
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

