

17 Lodge Lane, Bridgnorth, WV15 5EE

BERRIMAN
EATON



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With open views to the rear, this semi-detached bungalow offers well proportioned, three-bedroom accommodation and benefits from a private driveway, garage, and gardens to both the front and rear. Conveniently located close to everyday amenities, the property is within easy reach of local shops, Primary School and regular bus services. No upward 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

Located in Low Town, the property enjoys a convenient position for commuting to Telford and throughout the West Midlands. Lodge Lane offers a local convenience store and primary school within walking distance, along with regular public transport links and access to a variety of countryside walks.

The historic market town of Bridgnorth provides an excellent range of amenities, including primary and secondary schooling, a hospital, health practices, and a wide selection of shops, eateries, weekend markets, and sports facilities. The town is also home to many popular attractions, including the River Severn, the theatre on the steps and the historic Severn Valley Railway and the Funicular Cliff Railway.

ACCOMMODATION

On entering through the front door, a spacious entrance hall leads to the main living areas and also provides access to two cloak cupboards and an airing cupboard housing the hot water tank. The kitchen is fitted with a range of matching base and wall units with worktops over, a sink unit, and a serving hatch through to the lounge. A window overlooks the side elevation, while a door opens to the side entrance with an adjoining store room housing the gas central heating boiler.

The lounge enjoys a dual aspect with a window to the side elevation and patio doors opening out to the rear garden. There are three bedrooms, with the principal bedroom benefiting from fitted wardrobes. All bedrooms are served by the main shower room, comprising a WC, wash hand basin, corner shower, and heated towel rail.

OUTSIDE

Externally, a long driveway provides ample tandem parking and leads to a carport with a garage beyond. A lawned garden extends to the front of the property, enclosed by a hedge boundary, while the rear garden is well established and tiered, offering a private patio terrace with steps leading up to the lawned garden beyond which enjoys views to the rear across to Queens Parlour.

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: C.

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 17 can be found along on the left hand side identified by our for sale board.

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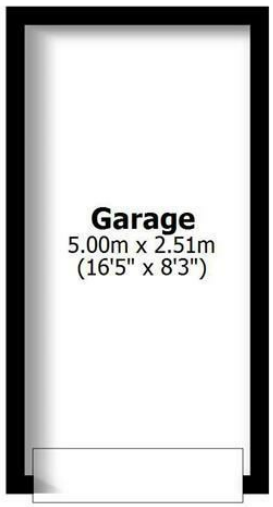
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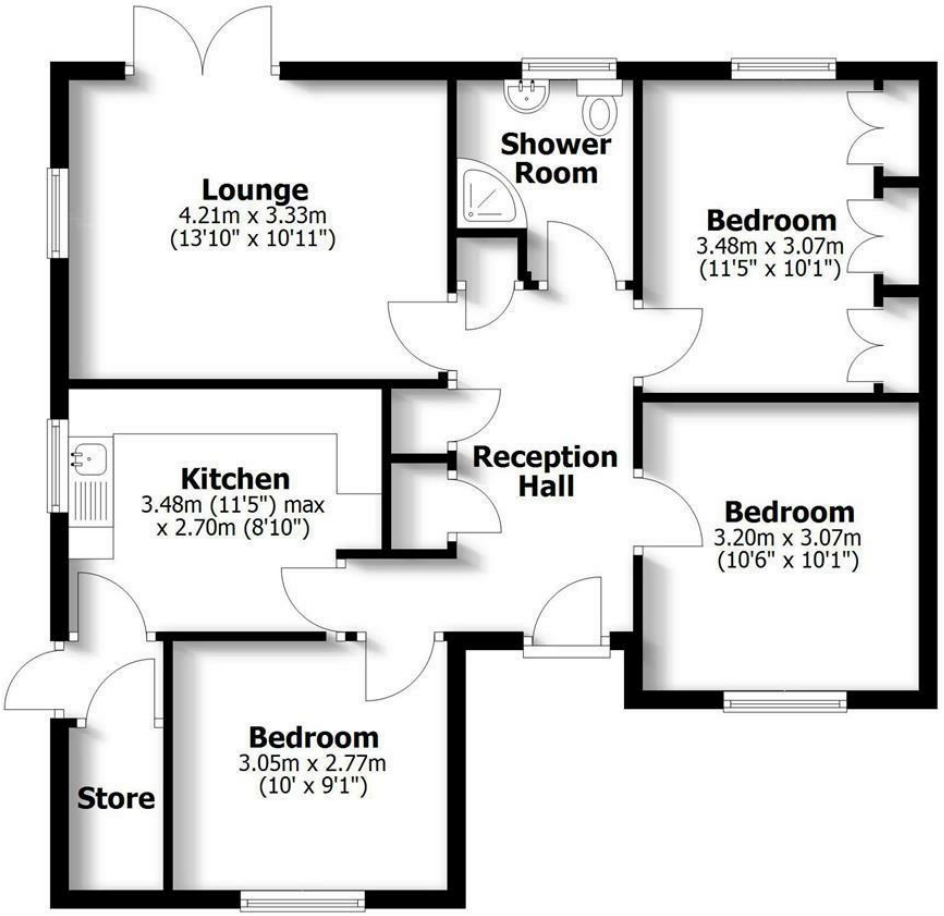
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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






17 LODGE LANE
BRIDGNORTH





Ground Floor

BUNGALOW:	72.0sq.m.	774.5sq.ft.
GARAGE:	16.6sq.m.	135.2sq.ft.
TOTAL:	**84.6sq.m.**	**909.7sq.ft.**

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







