



63 Lodge Lane, Bridgnorth, Shropshire, WV15 5DF

BERRIMAN  
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## 63 Lodge Lane, Bridgnorth, Shropshire, WV15 5DF

63 Lodge Lane offers generously sized living accommodation located on this popular residential estate, with good off road parking. All withing walking distance to local amenities; making it an ideal home for families, first time buyers or investors. NO ONWARD CHAIN.  
Bridgnorth High Street - 1.5 miles, Much Wenlock - 9 miles, Kidderminster - 13 miles, Telford - 12 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Wolverhampton - 14 miles, Birmingham - 29 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 local shops, a primary school, and convenient bus services. 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. The area is also surrounded by beautiful countryside, with scenic footpaths and riverside walks close by.

### ACCOMMODATION

The property benefits from two front entrances; the main front door into the hallway which leads to the living room and kitchen. The second door offering a convenient boot room with large storage cupboard, which links through to the kitchen. The lounge is generously sized and very bright with double aspect windows, there is a feature fireplace with electric fire. The kitchen has a breakfast bar, fitted cupboards, sink, electric cooker and provisions for a washing machine and under-counter fridge/freezer, there is a large pantry which currently houses the boiler; from the kitchen there is a patio door out to the garden.

From the hall, stairs rise to three generously sized bedrooms. there are two double bedrooms and a further single room, all with built in wardrobing/storage. The bathroom is currently fitted with a WC, sink and bath with an over-bath shower. There is an airing cupboard off of the landing providing extra storage.

### OUTSIDE

To the front of the property there is private driveway parking for two cars, mature trees and planted beds boarding the drive. The rear garden has two gravelled seating areas, flat lawn and colourful planted beds with matured planted bushes creating a private feel. There is rear gated access behind the terrace properties where residents have a convenient right of way and vehicular rear access with 2 additional generous car park spaces.

### 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.

#### Tettenhall Office

01902 747744  
tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499  
bridgnorth@berrimaneaton.co.uk

#### Lettings Office

01902 749974  
lettings@berrimaneaton.co.uk

#### Wombourne Office

01902 326366  
wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£229,950

EPC: C

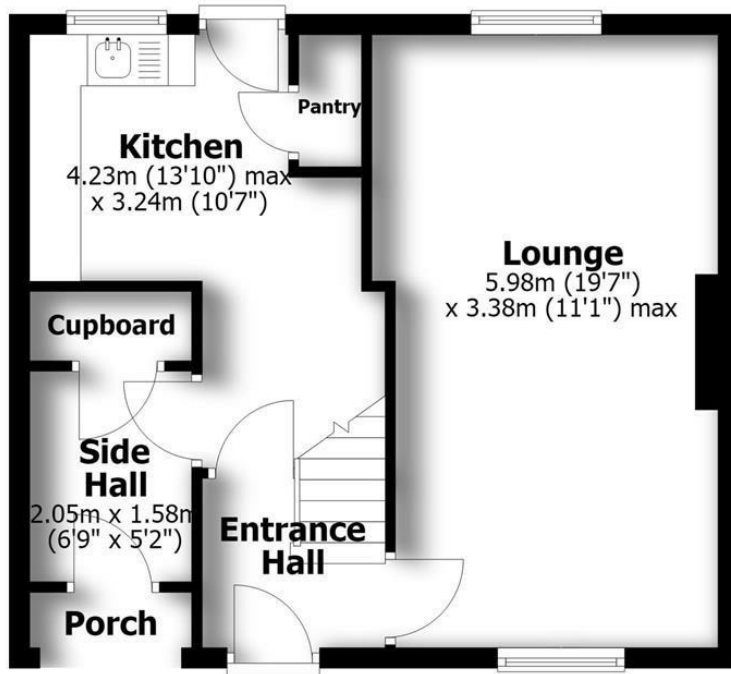
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



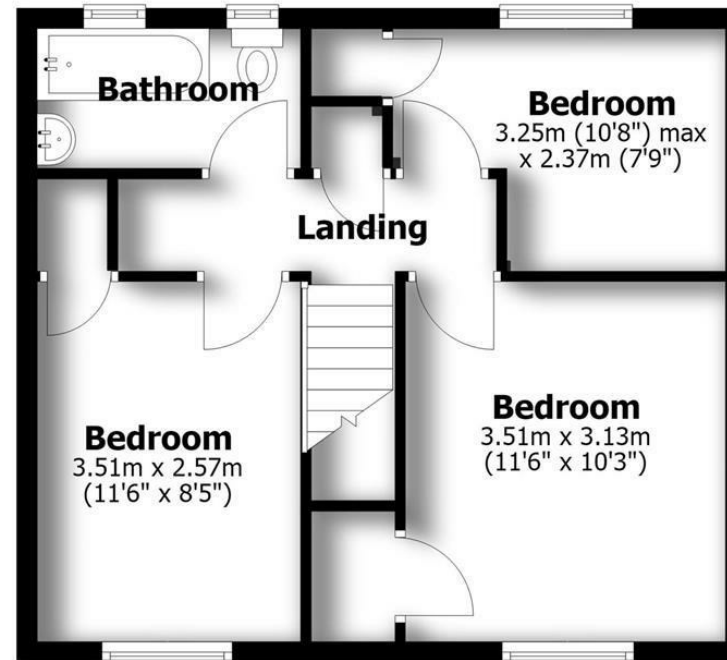
# 63 LODGE LANE BRIDGNORTH

**TOTAL: 79.3sq.m. 853.1sq.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**

