



14 Love Lane, Bridgnorth, Shropshire, WV16 4HE

BERRIMAN  
EATON









## 14 Love Lane, Bridgnorth, Shropshire, WV16 4HE

Located within this sought after area of High Town, Love Lane provides convenient access to the towns amenities and near-by countryside walks. This detached property offers spacious and versatile accommodation with three ground floor bedrooms, large loft bedroom and a generous, private garden to the rear.

Shrewsbury - 22 miles, Ludlow - 20 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Stourbridge - 16 miles, Birmingham - 30 miles.

(All distances are approximate).



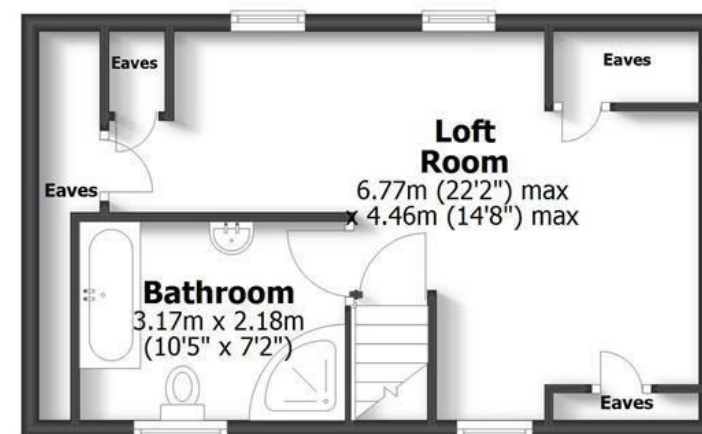
**14 LOVE LANE**  
**BRIDGNORTH**

BUNGALOW: 117.5sq.m. 1,265.0sq.ft.  
LOFT ROOM: 25.7sq.m. 276.5sq.ft.  
GARAGE: 9.0sq.m. 96.7sq.ft.  
**TOTAL: 152.2sq.m. 1,638.2sq.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**



## LOCATION

Conveniently close for the leisure centre, Town Centre and park walks, Love Lane remains one of the most sought after High Town locations that provides the freedom to participate on foot the towns excellent range of facilities that include shops, pubs/bars, cafés and restaurants. Along with a selection of good primary and secondary schooling, healthcare services, hospitals and an array of sports and leisure facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks.

## ACCOMMODATION

On entering the property, a light and welcoming reception hall offers excellent storage with two built-in cupboards, a guest cloakroom/WC, and an open tread staircase leading to the first-floor loft room. The well-appointed breakfast kitchen features a range of base and wall units with worktops over, and comes equipped with an electric hob and extractor, two fridges, and premium Gaggeneau microwave and oven. To the rear, the lounge enjoys a log-burning stove and benefits from sliding patio doors and a window that open out to the garden. From the kitchen an inner hall gives integral access to the garage/store which is presently used as a utility having plumbing for a washing machine and shelving. A further room that is currently used as a sitting room on the ground floor, but has an en-suite shower room, so could be used as further bedroom accommodation.

From the hallway, the principal double overlooks the front elevation having a bespoke fitted wardrobe space and a walk-in shower. There is a further double bedroom with French doors opening out to the garden along with a third bedroom overlooking the garden. On the first floor, the loftroom makes a lovely bedroom suite having a dormer to the front with distant views, great storage and an en-suite bathroom that includes a separate shower.

## OUTSIDE

Set back from Love Lane, the property is approached via a block-paved carriage driveway offering ample off-road parking and access to a small garage/store. Gated side access leads to a beautifully maintained rear garden enjoying a high degree of privacy. The garden is laid to lawn with well-stocked planted borders and features a paved patio terrace extending directly from the rear of the house. Additional benefits include a greenhouse, external water tap, power points, and garden lighting.

## 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: F.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

From our offices in Whitburn Street, proceed to the High Street. At the junction turn left through the Northgate and take the second right into Love Lane. Continue to follow Love Lane along where number 14 can be found on the left hand side.

Offers Around £695,000

EPC:

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.













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