



22 Lodge Lane, Bridgnorth, Shropshire, WV15 5EF

BERRIMAN
EATON

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With three bedrooms and a good sized garden to the rear, 22 Lodge Lane offers well presented living accommodation located on this popular residential estate, close to amenities with good off road parking. Bridgnorth town centre - 1 mile, Telford - 12 miles, Wolverhampton - 13 miles, Kidderminster - 14 miles, Ludlow - 21 miles, Shrewsbury - 23 miles, Stourbridge - 13 miles, Birmingham - 34 miles. (All distances are approximate).

LOCATION

Located in Low Town, this is an easily commutable location to Telford and across the West Midlands. Bridgnorth offers many exciting attractions that can be accessed on foot. Near by is access to miles of wonderful countryside walking and then into Town there are the riverside walks, great range of amenities, shops and tea rooms whilst across the bridge the Cliff Railway gives access to the High Town shops, cinema, farmers markets and hospital. Also nearby is the famous Severn Valley Railway and the National Trust Dudmaston Hall.

ACCOMMODATION

Entering into the property, the entrance hall offers cloaks storage with understairs cupboard and stairs off to the first floor bedrooms. A spacious lounge/dining room features a fireplace with a window and door opening out to the rear garden. The kitchen is fitted with a matching range of base and wall cupboards, drawers and work tops over, sink unit and a built in dishwasher with the provision for a washing machine, fridge and gas cooker. Leading off the kitchen is a useful side lobby which incorporates a utility with provision for a tumble dryer and good storage. Doors to both the front and rear aspects.

From the hall stairs rise to the first floor landing with a window to the front elevation and access to the loft space. There are two double bedrooms both having built in wardrobes and views across to the Cleve Hills. There is a third bedroom with a window to the front over looking Queens Parlour and a re-fitted family bathroom having a white suite to include a WC, wash hand basin and a P-Shaped bath with shower over.

OUTSIDE

22 Lodge Lane benefits from having a tarmac driveway to the front offering private parking for up to four cars. Pathways to either side lead to the front entrance. The rear garden is enclosed enjoying a pleasant, private aspect with a patio terrace and lawned garden beyond with planted borders.

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. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX:

Shropshire Council.
Tax Band: B.

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 22 can be found along on the right hand side.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974
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Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£239,950

EPC: C

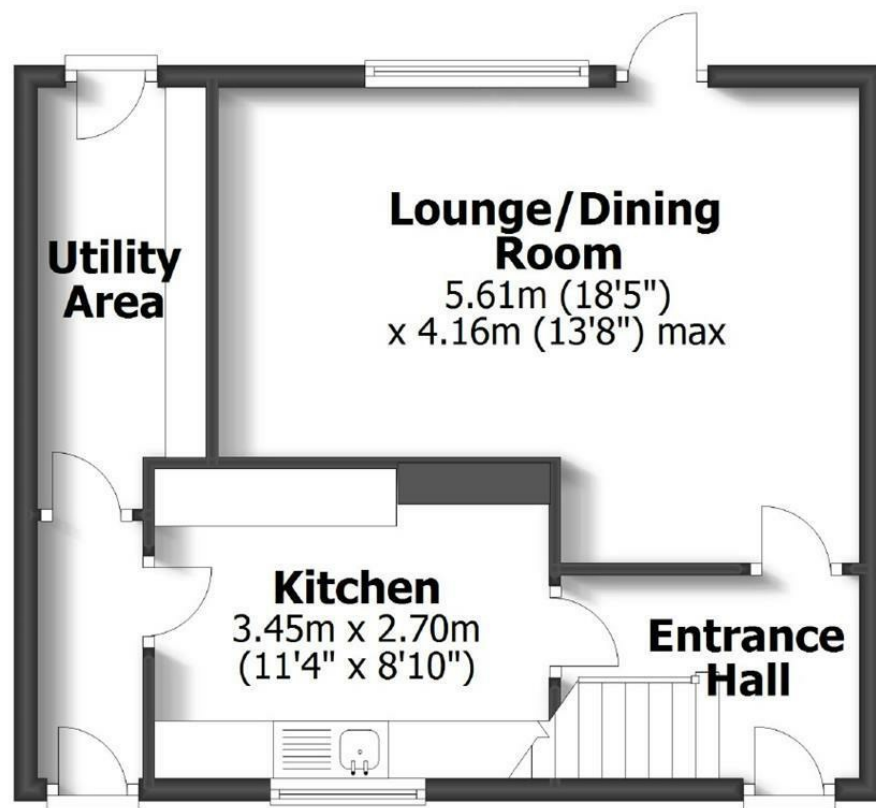
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



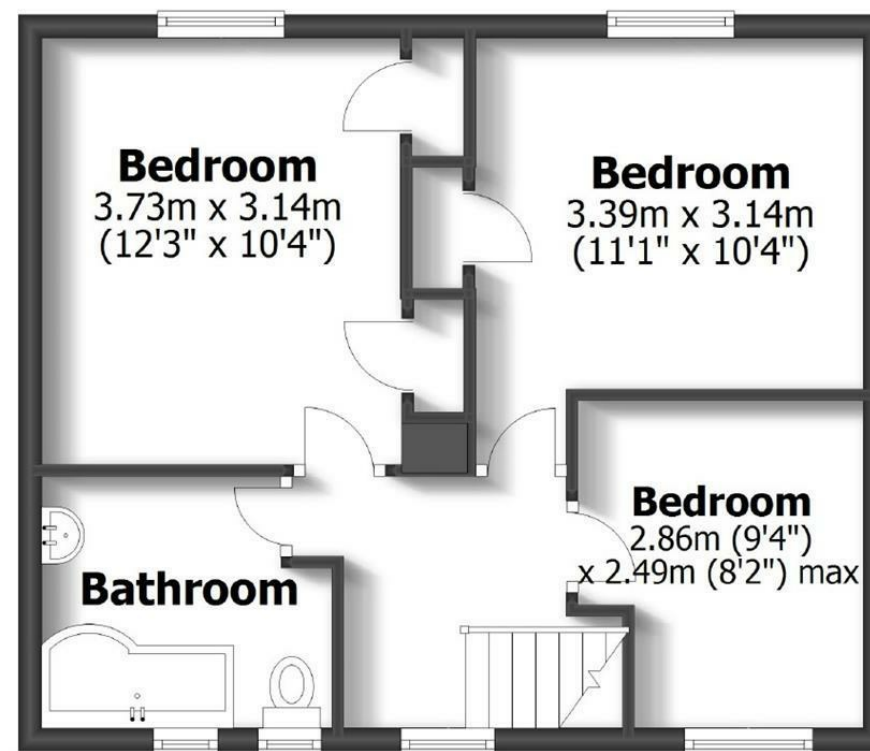
22 LODGE LANE BRIDGNORTH

TOTAL: 86.6sq.m. 932.1sq.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

