



OAK LODGE

WESTON LULLINGFIELDS | SHREWSBURY | SY4 2AA





OAK LODGE

WESTON LULLINGFIELDS | SHREWSURY | SY4 2AA

Shrewsbury 10.5 miles | Oswestry 12.9 miles | Telford 24.3 miles
(all mileages are approximate)

AN ATTRACTIVE DETACHED BUNGALOW OFFERING WELL
PROPORTIONED ROOMS AND NEATLY MAINTAINED ACCOMMODATION,
SITUATED IN AN IDYLIC LOCATION WITH COUNTRYSIDE VIEWS.

Oak Lodge is a very special property that has the potential to be updated
Incredibly well-proportioned rooms
3 double bedrooms with the principal bedroom benefiting from an en-suite
A large private driveway leading to the garage
To the rear there are lovely, landscaped gardens overlooking open fields



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, head North West on the B5067 Baschurch road for about 8 miles and upon entering the village of Baschurch turn right at the mini roundabout and continue along the main street until reaching the crossroads. Continue straight on at the crossroads for approximately 2 miles and Oak Lodge will be found on the right hand side.

SITUATION

Oak Lodge is situated in the popular North Shropshire village of Weston Lullingfields, which has an excellent Primary School, Church, and Village Hall. The well known village of Baschurch is only 2.5 miles away and has a surprising range of amenities for a village of its size, including the well regarded Corbet Secondary School. The larger centres of Shrewsbury (11 miles) and Oswestry (11 miles) are also within easy motoring distance, both of which, have a more comprehensive range of amenities of all kinds.

PROPERTY

This superior detached bungalow offers spacious, well-planned accommodation set within a generous plot in a delightful and sought-after hamlet location. The property is set back from the main road with access via a private driveway.

The welcoming entrance hall includes a convenient guest cloakroom. To the rear of the property, the impressively proportioned sitting room offering an open fireplace and sliding patio doors that open directly onto the rear patio with the attractive rear garden, creating a wonderful flow between indoor and outdoor living.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1417465

The dining room and kitchen are adjoining, presenting excellent potential to be reconfigured into a stunning open-plan kitchen/dining/family room, ideal for modern family living and entertaining. A separate utility room provides additional practicality and gives internal access to the garage, which benefits from an electric roller shutter door and offers further potential for conversion to additional accommodation, subject to the necessary planning permissions.

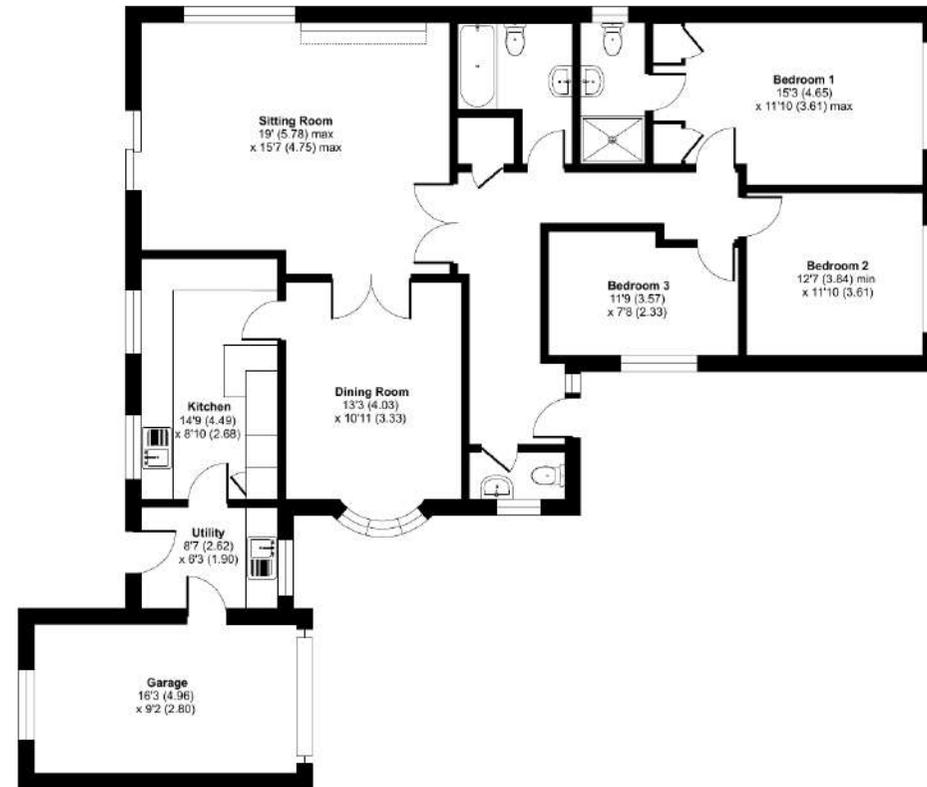
The principal bedroom features its own en-suite shower room and built in wardrobes, while two further double bedrooms are served by a family bathroom. There is also access to a spacious loft area offering further storage via an internal ladder.

Approximate Area = 1290 sq ft / 119.8 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1439 sq ft / 133.6 sq m

For identification only - Not to scale



GROUND FLOOR





OUTSIDE

Externally, the property continues to impress. To the front, there is a block paved driveway with gravel to the sides providing ample off-road parking alongside a lawned garden.

The generous landscaped rear garden is particularly attractive, featuring a circular paved patio area, shaped lawn, well-stocked shrub borders, and a fenced section leading to an additional garden area — offering both privacy and versatility.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



