

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lodge Lane

Bridgnorth, WV15 5DF

£240,000



Council Tax: B



# 87 Lodge Lane

Bridgnorth, WV15 5DF

£240,000



## Front of the Property

With a block paved driveway to front, door to side store and a double glazed door to front.

## Entrance Hall

With a double glazed door to front, stairs leading to the first floor landing, sliding door to lounge and a vertical central heating radiator.

## Lounge

21'5" x 10'0" (6.53 x 3.07)

With a sliding door leading from the entrance hall, log burning stove with decorative beam above, double glazed window to front, double glazed french doors to garden and a central heating radiator.

## Kitchen

9'3" x 9'5" (2.83 x 2.89)

With a sliding door leading from the lounge, range of fitted wall and base units, work surfaces over with matching upstands and tiled splash back, integrated oven with induction hob above and stainless steel cooker hood, sink, space for tall fridge freezer, double glazed window to rear, opening to utility room and a central heating radiator.

## Utility Room

5'11" x 6'4" (1.82 x 1.94)

With an opening from the kitchen, plumbing for washing machine and space for tumble dryer, storage cupboard and double glazed door to side store.

## Landing

With stairs leading from the entrance hall, loft access to boarded loft and doors leading to various rooms.

## Bedroom One

11'8" x 10'3" (3.57 x 3.13)

With a door leading from the landing, storage cupboard, double glazed window to front and a central heating radiator.

## Bedroom Two

11'8" x 6'6" (3.57 x 2.0)

With a double glazed door to front, double glazed window to front and a central heating radiator.

## Bedroom Three

7'10" x 8'10" (2.41 x 2.7)

With a door leading from the landing, fitted wardrobes, double glazed window to rear and a central heating radiator.

## Bathroom

4'7" x 8'3" (1.4 x 2.52)

With a door leading from the landing, WC, wash hand basin, bath with shower attachment, walk in shower cubicle with waterfall shower over and separate shower attachment, double glazed window to side and rear, heated towel rail, recessed spotlights and extractor fan.

## Garden

With a door leading from the store and lounge, lawn area, artificial lawn with three hole putting green, decked seating area, decorative chipping stones and outdoor power points.

## Side Store

19'8" x 8'0" (6.01 x 2.46)

With a door to front, outdoor tap, double glazed door to utility and door to rear garden.



## Road Map



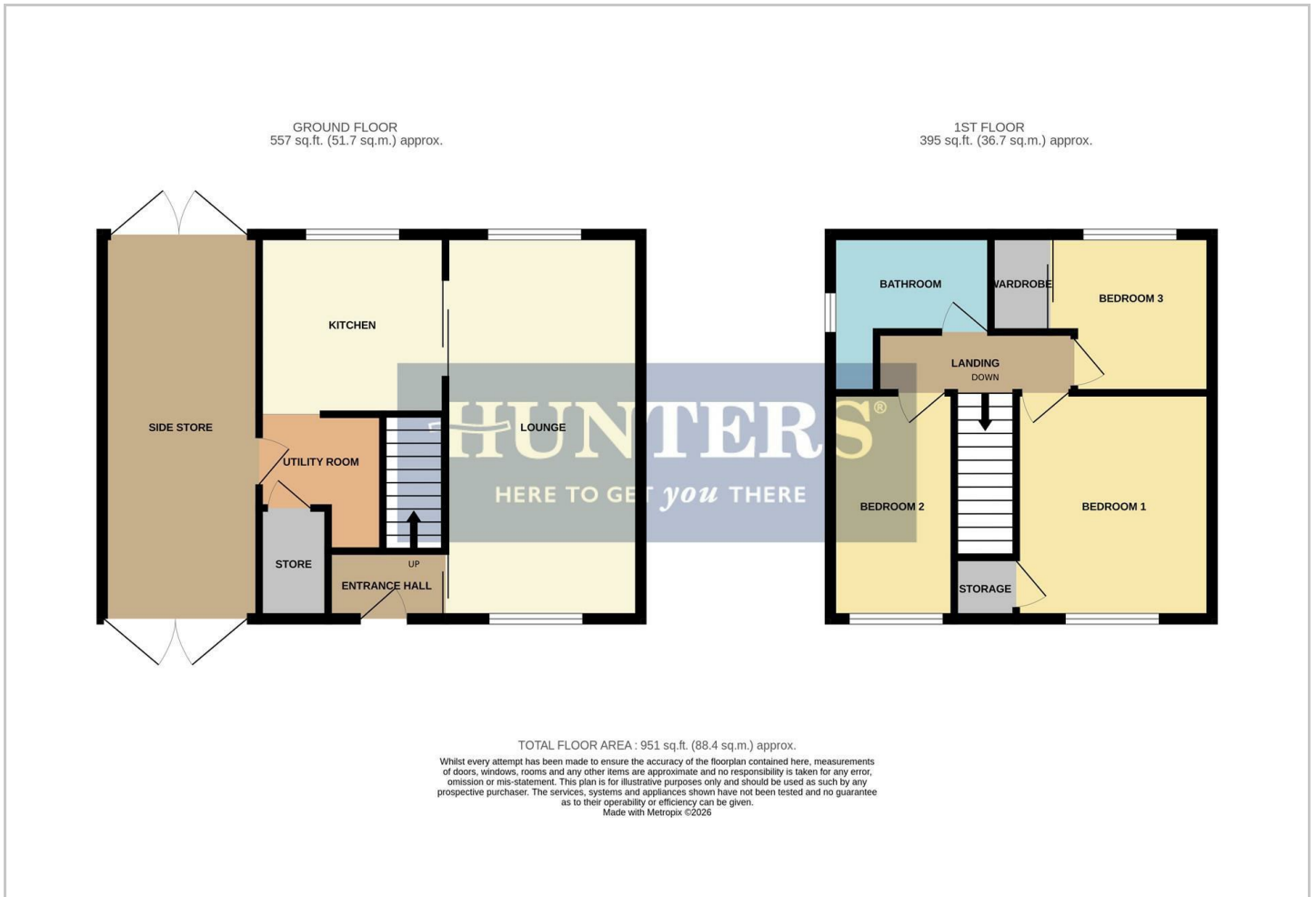
## Hybrid Map



## Terrain Map



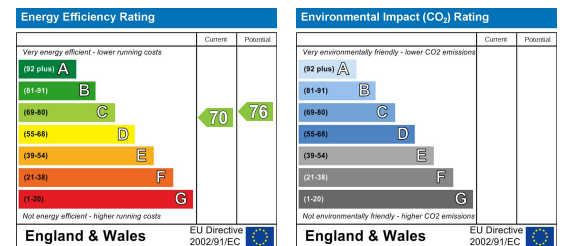
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.