



15 Bridgeman Court
Weston Under Lizard
TF11 8QH

BARTLAM'S

ESTATE AGENTS • VALUERS • SURVEYORS

15 Bridgeman Court Weston Under Lizard TF11 8QH

An outstanding mews cottage in a select small courtyard complex situated in a lovely semi-rural location just off the historic Watling Street adjacent to Weston Park and ideally placed for convenient commuting into the Telford and West Midlands conurbations.

Surprisingly spacious in layout, the extended accommodation enjoys a particularly well appointed specification and is attractively presented throughout. Features include: fitted Cloakroom off the Hall, large open plan Living Room with defined Sitting and Dining Areas, elegant Conservatory, impressively equipped Breakfast Kitchen including range of integrated appliances, Master Bedroom with en-suite Bathroom, second Bedroom with en-suite Shower Room and two further Bedrooms served by House Bathroom. Oil-fired central heating is complemented by double glazed windows, each as detailed below. The original Garage has been converted to provide a Utility / Store to the front and an Office at the rear.

Price Guide: Offers Around £235,000

Ground Floor

Entrance Hall having central heating radiator.

Cloakroom having white suite comprising contemporary-style hand basin and low flush wc. Central heating radiator. Double glazed window.

Breakfast Kitchen 12'0" (max) x 9'8" (max) having excellent range of fittings in a cream panelled finish comprising floor-based cupboards with laminated work surfaces, inset 1 ½ bowl stainless steel sink unit, wall-mounted cupboards and laminated breakfast bar. Integrated Siemens oven, four-plate Neff hob with extractor canopy. Built-in refrigerator, freezer and automatic dishwasher. Ceramic tile splashbacks. Inset ceiling downlighters. Central heating radiator. Double glazed window to front.



Bedroom 4 8'7" x 7'7" having central heating radiator, double glazed window to rear.

Principal Bathroom having white suite comprising panelled bath with wall-mounted shower, pedestal hand basin and low flush wc. Ceramic tile splashbacks. Central heating radiator. Lightshaft with velux window.

Outside

Lawned foregarden incorporating shrub beds. Block-paved driveway providing access to "Garage" serving as **Utility / Store** 14'0" x 8'0" housing Boulter oil-fired central heating boiler and having plumbing for automatic washing machine. Rear door to **Office** 8'11" x 7'10" having central heating radiator, inset ceiling downlighters, double glazed window, door from rear garden.

Gated side entrance to enclosed rear garden having extensive paved patio area, lawn and shrub beds, steps down to further paved patio area.

Living Room 22'2" (max) x 19'7" (max) overall providing **Sitting Area** 16'9" (mean) x 12'6" having inglenook-style recessed fireplace in rustic brickwork with multi-fuel burner on tiled hearth, arched display niches, two central heating radiators, built-in store cupboard, double glazed window to rear, open plan to **Dining Area** 11'2" (max) x 9'6" having central heating radiator, double glazed window to rear, double glazed patio doors opening onto conservatory.

Conservatory 8'8" (max) x 7'6" (max) formed in double glazed windows on low brick base and having central heating radiator, double glazed doors opening onto rear garden.

First Floor

Landing with ceiling hatch / sliding ladder access to part boarded loft space.

Bedroom 1 12'2" (min) x 10'7" having central heating radiator, double glazed window to front, picture rail. Door to **en-suite Bathroom** having white suite comprising panelled bath with wall-mounted shower, pedestal hand basin and low flush wc. Ceramic tile splashbacks. Inset ceiling downlighters. Central heating radiator. Double glazed window.

Bedroom 2 15'7" (max) x 7'10" (max) having central heating radiator, double glazed window to front. Door to **en-suite Shower Room** having contemporary-style suite in white comprising shower cubicle, hand basin and wc with concealed cistern. Ceramic tile splashbacks. Central heating radiator. Double glazed window.

Bedroom 3 11'8" (max) 8'8" (min effective) x 10'8" having double glazed dormer window to rear, central heating radiator.

FIXTURES AND FITTINGS: Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

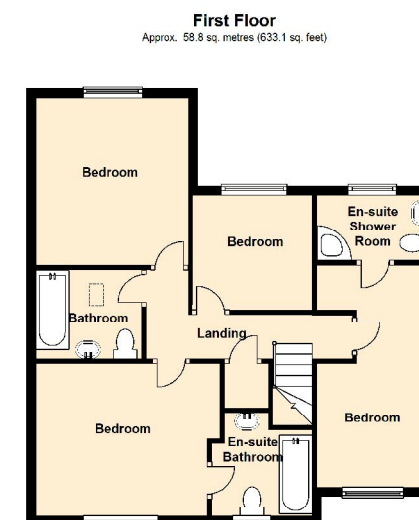
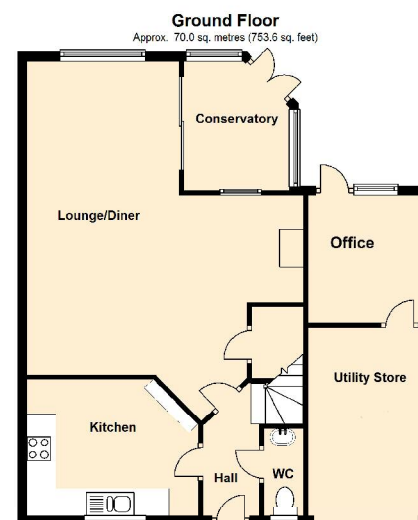
PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE: Choosing a mortgage may be your most important financial commitment. Mortgage & Financial Solutions are registered as Independent Mortgage Advisers and offer independent, impartial and professional advice. Please speak with the Mortgage Consultant based at this office. Mortgage & Financial Solutions are members of Sesame Ltd, who are regulated by the Financial Services Authority. Written details are available on request. You can choose how the Mortgage Consultant Company is paid: pay a fee, usually £500 or they can accept commission from the lender.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





BARTLAM'S

4 STATION ROAD,
CODSALL,
SOUTH STAFFORDSHIRE WV8 1BX

TELEPHONE (01902) 845215

FACSIMILE (01902) 846026

E-MAIL codsallsales@bartlams.co.uk

WEB ADDRESS www.bartlams.co.uk

