



**Connells**

Ash Grove  
Albrighton Wolverhampton



### Property Description

Introducing Ash Grove, a charming two-bedroom mid-terrace property located in the village of Albrighton, nestled in the picturesque county of Shropshire. This delightful home has been extended to the rear and boasts a well-presented interior throughout. Don't miss the opportunity to make Ash Grove your new home. With its extended layout, well-presented interior, and the convenience of Albrighton village, this property offers a comfortable and fulfilling lifestyle in the heart of Shropshire.

Accommodation comprises entrance hallway, lounge, dining room, extended fitted kitchen, two bedrooms, shower room, front and rear garden and communal parking.

### The Location & Area

Albrighton itself is a small village that offers a range of amenities to cater to your daily needs. With local shops, medical facilities, and schools within reach, convenience is at your doorstep. You'll have everything you need just a short distance away, making this an ideal location for both families and professionals.

### Approach

Setback from the road side behind a front garden with central path leading to main accommodation and side shared gate.

### Entrance Hall

Ceiling light point, radiator, porcelain tiles, stairs rising to the first floor and door into lounge.

### Lounge

14' 1" max x 11' 1" max ( 4.29m max x 3.38m max )

Double glazed window to front, radiator, ceiling light point and door into dining room.

### Dining Room

15' x 9' 6" ( 4.57m x 2.90m )

Ceiling spotlights, storage cupboard, two radiators, French doors into garden.

### Kitchen

9' 11" x 7' 1" ( 3.02m x 2.16m )

Matching wall and base units with inset sink and drainer with 'Franke' tap, integrated appliances such as dishwasher, washing machine, combi oven and additional oven, induction hob, extractor hood, wall mounted boiler, ceiling spotlights, extractor fan and double glazed window to the side.

## First Floor Landing

Storage cupboard, ceiling light point and doors to all bedrooms and shower room.

## Bedroom One

14' 11" x 10' ( 4.55m x 3.05m )

Two double glazed windows to the front, loft access, radiator and ceiling light point.

## Bedroom Two

13' max x 8' 1" max ( 3.96m max x 2.46m max )

Double glazed window to the rear, fitted wardrobes, ceiling light point and radiator.

## Shower Room

Walk-in shower with recess shelving, vanity wash and basin and inset WC, heated towel rail, tiled walls, ceiling spotlights, extractor fan and double glazed window to the rear.

## Outside Rear

Paved patio area with a raised decking, outside tap, double power point and gated access to the front









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

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Tenure: Freehold



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