

Church Street Albrighton WV7 3LJ

A Chain Free Three Bedroom Semi Detached House on a good sized plot Requiring Modernisation and Upgrading yet offers lots of potential to restore and transform it into a wonderful family home. The property sits within an established neighbourhood on the edge of Albrighton with a convenience store close by, further amenities just minutes away in this delightful village centre along with two highly regarded primary schools and a medical practice. 28 Church Street offers spacious accommodation arranged over two floors with an entrance porch giving access to an Entrance Hall accommodating a central staircase to the upper floor and two reception rooms leading off both having cosy fireplaces. Completing the ground floor there's a downstairs W.C. and a Kitchen with convenient access into the dining room. Upstairs you will find two good sized double bedrooms as well as a single bedroom and a modern Family Bathroom. Commuting is well catered for having a station in the village with rail services running to Shrewsbury, Birmingham and onwards to London Euston along with the M54 being within close proximity at Junction 3.

ACCESS Two wrought iron gates open into the front garden and the driveway alongside the property extends to the detached garage within the rear garden. Established hedging gives privacy to the roadside and paved pathways runs along to the front entrance and the side aspect.

Overview

- A Chain Free Semi Detached

Family Home Requiring

Modernisation and Upgrading

- Two Double Bedrooms, a Single sized bedroom and a Modern Family

Bathroom

- Two Reception Rooms
- Kitchen and Downstairs W.C.
- Double Glazing and Gas Central

Heating

- Well maintained gardens, Generous

Driveway Parking along with a

Detached Garage

ACCOMMODATION A UPVC and brick built Entrance Porch with tiled flooring and a UPVC Entrance Door gives access to **ENTRANCE HALL** Having a central staircase to the upper floor, lighting and doors to the two reception rooms. **LOUNGE** Having glazing over the front of the property and a door to the rear garden, fireplace with coal effect electric fire, two ceiling lights and a radiator. **DINING ROOM** Having glazing over the front of the property and also a door to the rear garden aspect along with a brick built feature fireplace housing a coal effect gas fire, radiator, ceiling lighting, a door to an understairs built in storage cupboard having lighting and a useful shelved pantry also with lighting and a rear aspect privacy window. **KITCHEN** A light and bright room with dual aspect glazing, easy access from the driveway, two ceiling lights provide evening illumination, a radiator gives warmth and there's an array of wall and base cupboards topped with work surfaces incorporating a stainless steel sink and drainer, mixer tap, an induction hob and space for a cooker. **W.C** with lighting completes the downstairs accommodation.

DOUBLE BEDROOM ONE With glazing overlooking the frontal aspect, radiator, ceiling light and a built in wardrobe. **DOUBLE BEDROOM TWO** With glazing overlooking the frontal aspect, radiator, ceiling light and a built in wardrobe. **SINGLE THIRD BEDROOM** With glazing over the rear aspect, ceiling light, radiator. **FAMILY BATHROOM** Having a rear aspect privacy window, tiled effect flooring, ceiling lighting and a three piece suite comprising of a white modern panelled bath with wall tiling alongside, a pedestal hand wash basin and W.C.

REAR GARDEN A delightful good sized garden well laid out with boundary fence panelling giving privacy, a paved dining patio and a lawn surrounded by established borders and tropical trees. An area fronting the **DETACHED GARAGE** is laid to gravel, there's an outside tap alongside the property and a timber shed provides a storage facility. **DIRECTIONS: SAT NAV POST CODE: WV7 3LJ SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: D**







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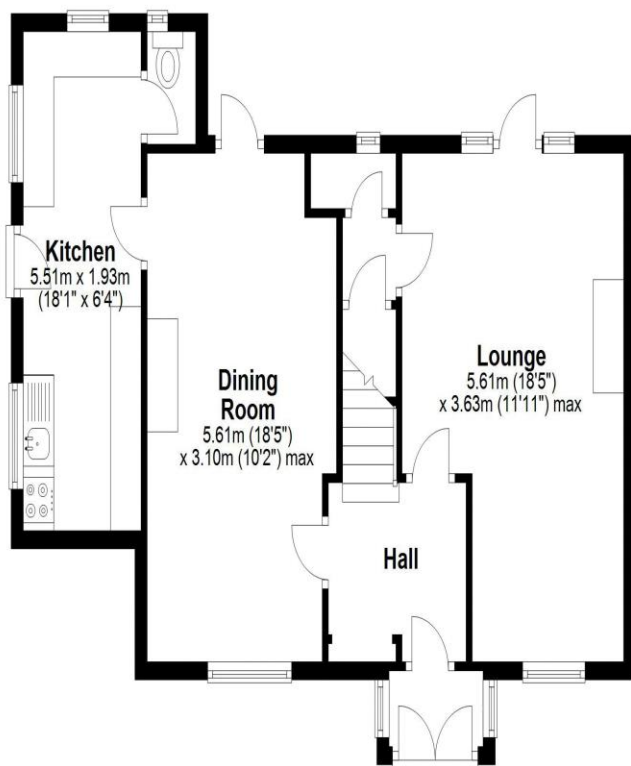
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710

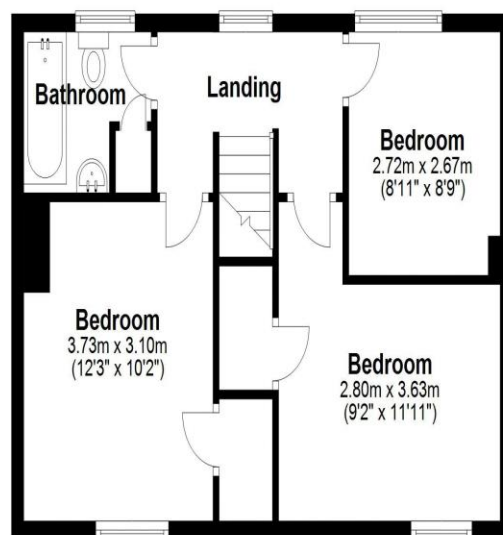
Ground Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 100.4 sq. metres (1080.5 sq. feet)

For illustrative purposes only. Not to scale

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