



2 The Orchard

Albrighton

EPC C

£375000



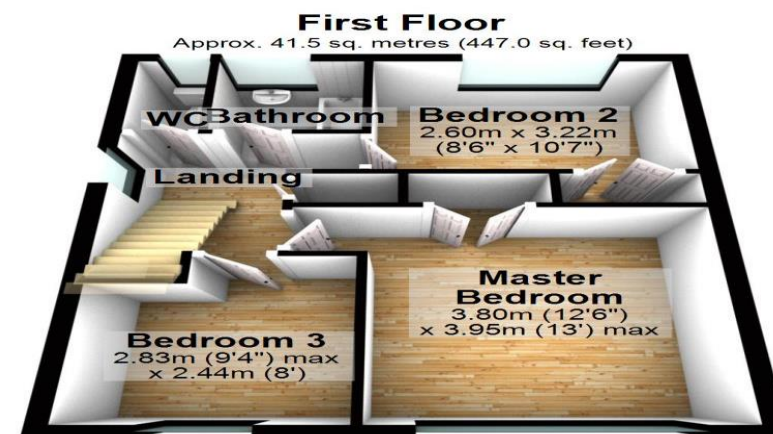
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Propertywise are delighted to offer this appealing property for sale with no upward chain. Set on a highly regarded Cul-de-sac set on the fringes of the highly popular Shropshire village of Albrighton, which, offers an excellent array of amenities to include two schools, a variety of local shops, public houses restaurants and coffee shops with the added extra bonus of having its own rail station and excellent road links, including a junction of the M54 close by, all these factors combine to make the Village of Albrighton a lovely community in which to live. This which includes a welcoming reception hall with a staircase off to the first floor, a front facing lounge, with a decorative feature fireplace, and open access to the dining room, with patio doors to the rear garden and a door to the extended kitchen /breakfast room, the kitchen area offers a range of wall and base cupboards topped with roll edge worksurfaces and tiled splash backs, there is an inset sink, four plate electric hob and built in oven, plumbing for an automatic washer a window and door to the rear garden, the breakfast area has a door to the hall, light point and floor mounted gas fired central heating boiler. A staircase rise from the reception hall to the first floor landing which leads to three bedrooms and bathroom with separate W.C. Bedroom one is front facing has built in wardrobes and a radiator, bedroom two overlooks the rear garden has a radiator and built in wardrobe, bedroom three faces to the front and has a central heating radiator, the bathroom offers a panel bath with shower screen and shower above, pedestal wash hand basin, tiled walls and a radiator, there is a separate W.c. which is fully tiled. Outside to the rear is a lawned garden with a crazy paved patio, flower borders, access to the front garden and side access to the garage. The front garden is laid mainly to lawn and has a paved driveway which leads to a single garage. Viewing of this property which enjoys a highly regarded address is highly recommended.







Total area: approx. 109.6 sq. metres (1179.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

If you are looking to fly your nest or need help finding a new one, we would be thrilled to help.

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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.

