



3 Ashfields High Street, Albrighton, Wolverhampton, WV7 3JU

BERRIMAN  
EATON



## 3 Ashfields High Street, Albrighton, Wolverhampton, WV7 3JU

A well located three bedroomed property standing in the middle of a sought after and thriving Shropshire village.

### LOCATION

Ashfields is a small crescent lying just off the High Street in the middle of Albrighton within easy walking distance of the wide ranging local facilities that the village centre provides. There are ample shops for everyday needs, a chemist, a highly regarded doctors surgery and several pubs / restaurants.

Communications are superb with Albrighton Train Station providing direct services to Shrewsbury and Birmingham and the M54 (J3) facilitating fast access to Birmingham and beyond. Furthermore, the area is well served by schooling in both sectors.

### DESCRIPTION

3 Ashfields is a mid-terrace house providing well-proportioned living accommodation over both ground and first floors. The house stands in pleasant gardens with lawns to both the front and rear and there is the added benefit of a garage set within a block to the rear.

The house benefits from gas fired central heating and double glazing.

### ACCOMMODATION

An enclose, double glazed PORCH with tiled floor, a store cupboard and a cloaks and boiler cupboard with wall mounted Ideal gas fired central heating boiler, there is a glazed door opening into the HALL with a CLOAKROOM with a white suite of WC and wall hung wash basin with tiled splash back. There is a large LIVING ROOM with ample space for both lounge and dining areas and a decorative electric fireplace, a wide double glazed window overlooking the rear garden and a door to an INNER HALL with a large walk in understairs storage cupboard and a door to a rear VERANDA which is double glazed with a door to the garden. The KITCHEN has a comprehensive range of contemporary wall and base mounted gloss fronted cabinetry with butchers block effect working surfaces, a four ring electric hob with extraction chimney above and electric oven beneath, plumbing for a washing machine, a stainless steel sink and drainer and a double glazed window to the front.

Stairs from the hall rise to the first floor landing with access to the roof space and a linen cupboard. BEDROOM ONE is a double room in size with a double glazed window overlooking the rear garden. BEDROOM TWO is also a double room in size with a double glazed window to the front and BEDROOM THREE is also a well proportioned room with a double glazed window to the rear. The BATHROOM has a modern white suite with a panelled bath with shower over, pedestal basin and WC, part tiled walls with mosaic relief and a double glazed window.

### OUTSIDE

The property stands behind a front garden which is laid to lawn with a paved path to the porch. The REAR GARDEN has been hard landscaped for ease of maintenance and is mainly paved with a flower bed to the rear and rear pedestrian access.

There is the added benefit of a GARAGE set within a detached block.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND B – Shropshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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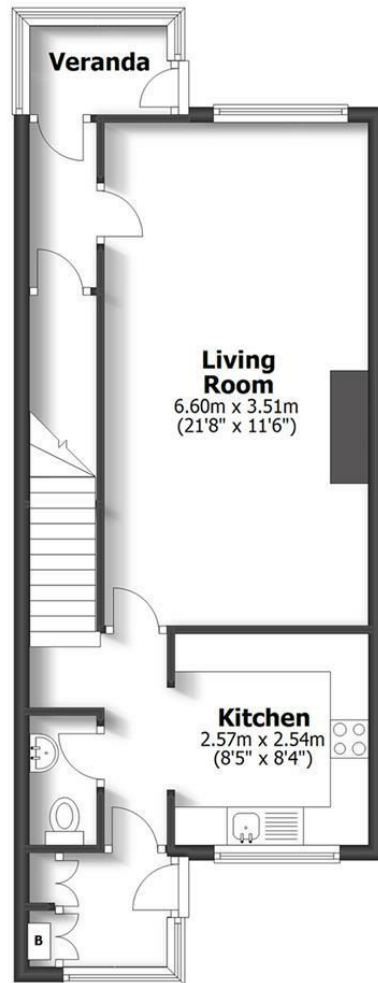
Offers Around  
£215,000

EPC: D

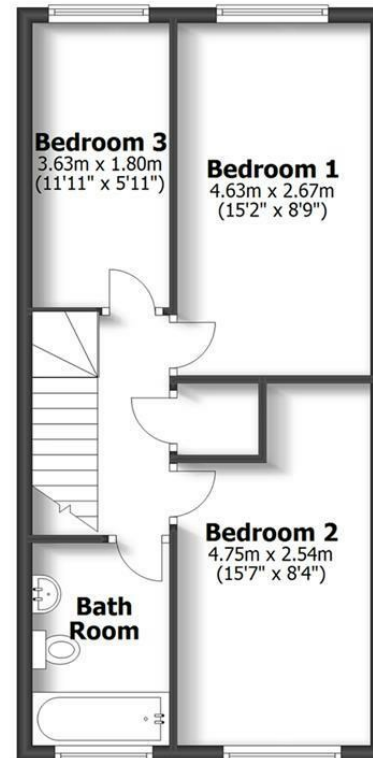
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**3 Ashfields**  
Albrighton



**Ground Floor**



**First Floor**



HOUSE: 89.5sq.m. 963sq.ft.  
 GARAGE: 11.5sq.m. 123sq.ft.  
**TOTAL: 101sq.m. 1049sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



