



3 Shaw Lane, Albrighton, Wolverhampton, WV7 3DS

BERRIMAN
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An attractive, period mid terraced Victorian residence with a superb garden to the rear standing within walking distance of the centre of a sought after Shropshire village

LOCATION

Shaw Lane stands in a favoured Shropshire village within walking distance of the village centre with its comprehensive range of local shopping facilities. There is easy access to the more extensive amenities afforded by Wolverhampton and Telford and communications are excellent with the M54 (Junction 3) being within a few minutes' drive and with local rail services running from Albrighton station. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

3 Shaw Lane is a deceptively spacious Victorian, terraced house with an attractive, mellowed brick front elevation and provides spacious accommodation over three floors. The property has been skilfully extended to the rear to provide an additional study, garden room/bedroom and bathroom. The property also benefits from double glazing and gas central heating.

ACCOMMODATION

A double glazed door opens into the LOUNGE having coved ceiling and ceiling rose, marble effect fireplace with gas fire, wiring for wall lights, a double glazed window to the front and a further door to the DINING ROOM with understairs storage cupboard, coved ceiling, wiring for wall lights, a wall mounted electric fire, tiled flooring, a glazed internal window and glazed doors to the UTILITY AREA having tiled flooring, roof light, a double glazed window and door to the rear, a door to a shared side access to the front and a door to the BREAKFAST KITCHEN comprising a comprehensive range of wall and base mounted units with fitted work top, tiled splash back and coordinating breakfast bar, a range of integrated appliances including Neff oven, five ring gas hob and extractor fan, fridge freezer and space for dishwasher, washing machine and tumble dryer, tiled flooring and a double glazed window to the side. The STUDY has coved ceiling, wiring for wall lights, a double glazed window to the side and a door to BEDROOM FOUR being a double room with coved ceiling, double glazed window to the side, double glazed French doors to the rear and an ENSUITE comprising a tiled shower cubicle, vanity unit with cupboards below and hand basin, WC, heated towel rail, tiled flooring and a roof light.

Stairs rise to the first floor LANDING having wiring for wall lights and an understairs storage cupboard. BEDROOM TWO is a double room with coved ceiling, ceiling rose, built in double wardrobe with mirror sliding doors and a double glazed window to the front elevation. BEDROOM THREE has a coved ceiling and a double glazed window to rear. The BATHROOM comprises a bath with shower attachment, WC and hand basin, tiled flooring, integrated ceiling lights, a built in cupboard for storage and a double glazed window to the rear.

Stairs from the first floor landing lead to BEDROOM ONE being a double room with a range of fitted wardrobes and a double glazed skylight to the rear.

OUTSIDE

The property stands behind wrought iron gate with a paved front courtyard. There is a delightful, enclosed REAR GARDEN having a paved patio, steps up to a paved pathway and shaped lawn with well stocked beds and hedged boarders. The property also has the benefit of a GARAGE with access via Station Road.

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND B – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£295,000

EPC: E

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 Shaw Lane Albrighton



Ground Floor



First Floor



Second Floor

TOTAL: 137.6sq.m. 1481sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



