



4 Church Road, Albrighton, Wolverhampton, WV7 3LB

BERRIMAN  
EATON

# 4 Church Road, Albrighton, Wolverhampton, WV7 3LB

An elegant, double fronted Grade II Listed period residence providing excellent living accommodation over three storeys within walking distance of the village centre.

## LOCATION

Church Road lies off the High Street almost opposite St. Mary Magdalene Church and is within easy walking distance of the village centre. Albrighton offers a full compliment of local facilities which are ideal for everyday needs with ample shopping provision, restaurants and an excellent medical practice.

Communications are excellent with the M54 being within a few minutes drive at Tong (J3) and Albrighton Train Station providing direct services to Shrewsbury, Birmingham and beyond. Furthermore, the area is particularly well served by schooling in both sectors.

## DESCRIPTION

4 Church Road is an elegant, three storey accommodation of excellent proportions. The house has a particularly elegant, balanced, three bay façade and there is a lovely, walled garden to the rear.

The house has been well maintained over the years and is well appointed with good quality kitchen and bathroom suites, partial double glazing and delightful sash windows to the façade. The property is tastefully decorated throughout and there is gas fired central heating.

## ACCOMMODATION

A front door opens into the DINING ROOM with a sash window to the front with working shutters, oak flooring and a decorative tiled fireplace with white painted Adams style surround. There is a SITTING ROOM with a sash window to the front with working shutters, a decorative fireplace with slate hearth, ceramic tiled slips, a white painted Adams style surround and an electric fire together with a three amp lighting circuit. There is an INNER HALL with a staircase rising to the first floor, a door to the CELLAR and a GUEST CLOAKS AND SHOWER ROOM with a well-appointed, modern white suite with a fully tiled corner shower, WC and pedestal basin, a storage cupboard, tiled floor, single glazed side window and a chrome towel rail radiator. The DINING KITCHEN has a full range of contemporary, gloss fronted wall and base mounted units with butchers block working surfaces, a three oven electric Aga, an undermounted ceramic sink, an integrated Bosch dishwasher, an integrated Bosch fridge freezer, tiled floor, a door to the garden and a vaulted extension to the rear providing a delightful ancillary seating area with a double glazed window overlooking the rear garden, vaulted ceiling with double glazed roof light.

The first floor landing has an original leaded window and BEDROOM ONE is a good double room in size with a sash window with plantation shutters to the front and two built in wardrobes with cupboards above. There is a large BATHROOM with a modern white suite with a panelled bath, vanity unit with wash basin with cupboards beneath, WC and full tiled corner shower, part timber panelled walls to dado, tiled floor, a linen cupboard and a sash window to the front with fitted plantation shutters. There is a CLOAKROOM with a WC, pedestal wash basin, tiled floor and part timber panelled walls. The upper floor has TWO DOUBLE BEDROOMS, both of which have sash windows to the front with plantation shutters and fitted wardrobes and there is a CLOAKROOM with a WC with concealed flush and inset hand basin.

## OUTSIDE

There is a charming, walled GARDEN to the rear with a side COURTYARD laid in brick paviours with a timber garden shed, a door to the road and which leads to the rear terrace laid in brick setts with rear lawns beyond with a curved, shaped path laid in blue brick paviours, a circular terrace, stocked beds and borders and a greenhouse. There is a LAUNDRY with quarry tiled floor, plumbing for a washing machine and a wall mounted Worcester Bosch gas fired central heating boiler and a separate brick and tile GARDEN ROOM ( THE OLD VILLAGE BAKERY) which is versatile in use and could form the basis for a gym, playroom or an ideal office for those wishing to work from home. There is an original range fireplace to the rear, paved floor and windows to two elevations together with light and power.

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

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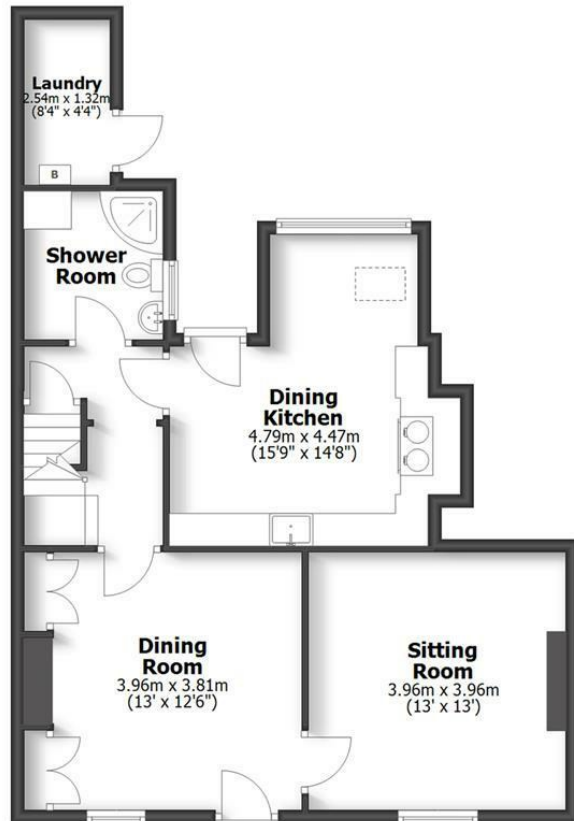
Offers Around  
£375,000

EPC: D

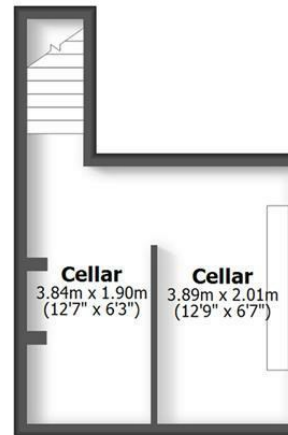
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



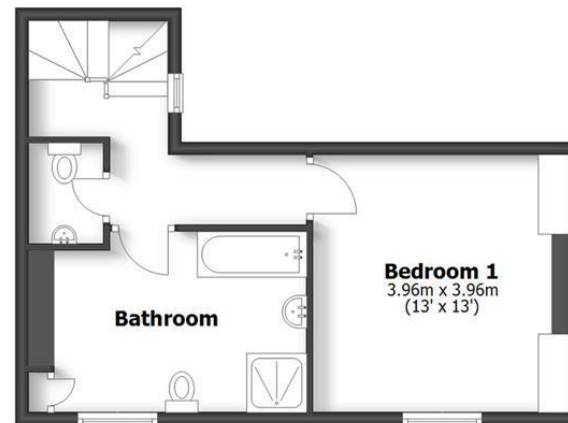
**4 CHURCH ROAD  
ALBRIGHTON**



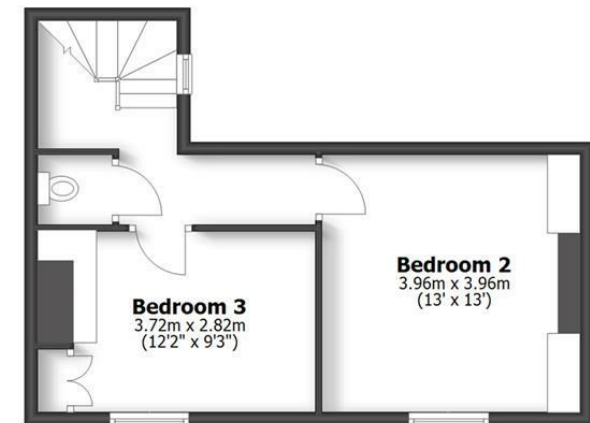
**Ground Floor**



**Cellar**



**First Floor**



**Second Floor**

HOUSE: 140.6sq.m. 1513sq.ft.  
 CELLARS: 17.6sq.m. 189sq.ft.  
 GARDEN ROOM: 16.7sq.m. 180sq.ft.  
**TOTAL: 174.9sq.m. 1882sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

