



Strathmore, Shaw Lane, Albrighton, Wolverhampton, WV7 3DT

BERRIMAN
EATON

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A superbly situated property standing in the centre of a popular village with versatile three or four bedroomed accommodation over two floors and a private, west facing rear garden.

LOCATION

Strathmore 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

Strathmore is a well proportioned family home which has been well maintained over the years and which provides well appointed accommodation over both ground and first floors. There are excellent quality kitchen and bathroom suites, double glazing and gas fired central heating. The property benefits from three reception rooms to the ground floor with the potential for the use of the sitting room as a fourth bedroom together with three bedrooms and bathroom to the first storey.

The house stands in an excellent plot behind a walled frontage and has a charming and private garden to the rear.

ACCOMMODATION

A composite front door with double glazed panels to either side opens into the HALL with parquet flooring, ceiling coving, an understairs cloak and storage cupboard and a well appointed GUEST CLOAKROOM with a contemporary suite with a WC with concealed flush and vanity unit with inset wash basin with cupboards beneath, tiled walls and floor and a double glazed front window. The LOUNGE is a well proportioned living room with a light, through aspect with a double glazed window to the front together with double glazed bifold doors to the rear garden, a multi fuel burning Jetmaster cast iron stove set within a recessed fireplace with quarry tiled hearth, ceiling coving, wiring for wall lights, a double glazed side window and double doors opening into the DINING ROOM with parquet flooring, ceiling coving and a double glazed window overlooking the rear garden. There is a SITTING ROOM / BEDROOM FOUR with a double glazed window to the front, wiring for wall lights and ceiling coving. The BREAKFAST KITCHEN has a well appointed range of cream faced wall and base mounted cabinetry with quartz working surfaces, space for a range style cooker with filtration unit above, an integrated dishwasher, LVT flooring, an under mounted ceramic sink, integrated ceiling lighting, a double glazed window overlooking the rear garden and an internal door to the garage together with a concealed, wall mounted Ideal gas fired central heating boiler.

A staircase from the hall rises to the first floor landing. BEDROOM ONE is a good double room in size with ceiling coving and a window overlooking the rear garden. BEDROOM TWO is also a good double room in size a double glazed window overlooking the rear garden and ceiling coving and BEDROOM THREE is also a good room in size with a double glazed window to the front and a built in wardrobe. The BATHROOM has a well appointed suite with a panelled bath and separate fully tiled shower with rainfall head and separate hose, vanity unit with inset basin with cupboards beneath and WC with concealed flush, tiled walls with mosaic relief, backlit sensor mirror and two double glazed windows.

OUTSIDE

The property stands behind a DRIVEWAY, with a shared entrance, laid in tarmac providing ample off street parking, there is a walled frontage to Shaw Lane and a large GARAGE with a remote controlled door, electric light and power and a fitted LAUNDRY to the rear with base mounted cupboards, a sink, rear window and door and plumbing for a washing machine along with an internal door to the kitchen. There is a WORKSHOP to the side with access to the front and rear.

There is a delightful rear garden with a shaped lawn, stocked beds and borders and a high degree of privacy for a central village property of this type.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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

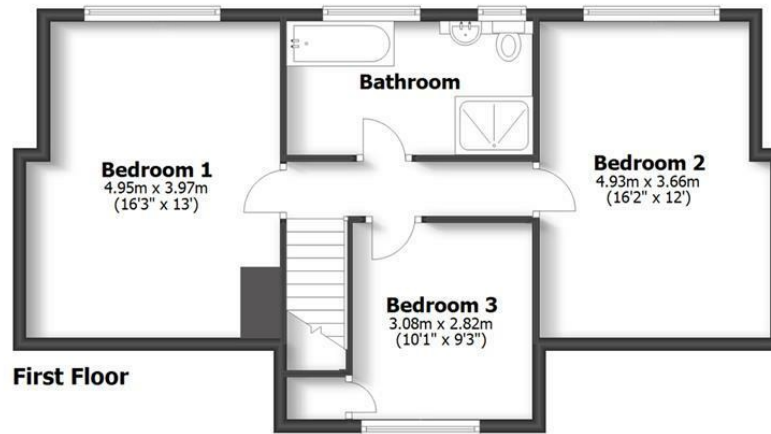
Offers Around
£625,000

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.



STRATHMORE
SHAW LANE, ALBRIGHTON



HOUSE: 146.5sq.m. 1577sq.ft.
 GARAGE/STORE/WORKSHOP: 41.3sq.m. 445sq.ft.
TOTAL: 187.8sq.m. 2022sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

