



2 Whiteladies Court, Albrighton, Wolverhampton, Shropshire, WV7 3EL

**BERRIMAN**  
**EATON**

## 2 Whiteladies Court, Albrighton, Wolverhampton, Shropshire, WV7 3EL

A superbly located and well presented four bedroomed family home standing in a highly regarded cul-de-sac within walking distance of the centre of a popular Shropshire village

### LOCATION

Whiteladies Court stands just off Newport Road / High Street within walking distance of the centre of Albrighton with its comprehensive range of local facilities.

Albrighton is a particularly conveniently situated village with excellent communications with rail services running from Albrighton Station with direct connections to Birmingham and the M54 (J3) being within a few minutes drive facilitating fast access to the industrial West Midlands and beyond.

### DESCRIPTION

2 Whiteladies Court is a substantial family home which has been thoughtfully modernised by the current owner since it was bought in 2012. The property now benefits from well appointed accommodation over both ground and first floors with modern kitchen and bathroom suites, tasteful décor, double glazing and gas fired central heating.

The property stands well back from the road behind a long driveway and has a delightful garden to the rear with a matured, green backdrop.

### ACCOMMODATION

A double glazed front door opens into the HALL with a double glazed front window with a door opening into the SITTING ROOM with a living flame coal effect gas fire with contemporary surround, wiring for wall lights, a double glazed window to the front, ceiling coving and an open arch into the DINING ROOM with double glazed French doors and windows to the rear garden and coved ceiling. The KITCHEN has a contemporary range of wall and base mounted cupboards with butchers block effect working surface, a Stoves induction hob with stainless steel filtration unit above, a Belling built in double oven, a fitted washing machine, an integrated fridge, a double glazed window overlooking the rear garden, tiled floor, integrated ceiling lighting, two larder cupboards and a glazed door opening into the REAR LOBBY with quarry tiled floor, a door into the garage and a double glazed door into the garden together with a GUEST CLOAKROOM with a white suite of WC and corner wall hung wash basin, a double glazed rear window and tiled floor.

A staircase from the hall rises to the galleried first floor landing with ceiling coving and a storage cupboard with wall mounted Worcester Bosch gas fired central heating boiler. The PRINCIPAL SUITE has a double bedroom with a double glazed window overlooking the rear garden, built in wardrobes, coved ceiling and an EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC with concealed flush and vanity unit with inset wash basin with cupboards beneath, tiled floor, tiled walls, integrated ceiling lighting, a double glazed rear window and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with a double glazed window to the front and ceiling coving. BEDROOM THREE is a good room in size with a double glazed window to the front and a built in wardrobe and BEDROOM FOUR has a double glazed front window and an open fronted wardrobe. The BATHROOM has a well appointed white suite with a panelled bath, vanity unit with inset wash basin with cupboards beneath and WC with concealed flush together with a separate fully tiled shower, tiled floor, a double glazed rear window, integrated ceiling lighting and a chrome towel rail radiator.

### OUTSIDE

2 Whiteladies Court stands well back from the road behind a deep frontage with a DRIVEWAY laid in tarmac with red brick paviour edging which provides ample off street parking for multiple vehicles. There is a shaped front lawn and a GARAGE with concrete floor, electric light and power and an internal door to the rear lobby. The REAR GARDEN is a particular delight with an Indian slate paved patio to the rear of the property with a shaped lawn beyond with stocked beds and borders, a steppingstone path to a TIMBER SUMMER HOUSE and a matured green backdrop.

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

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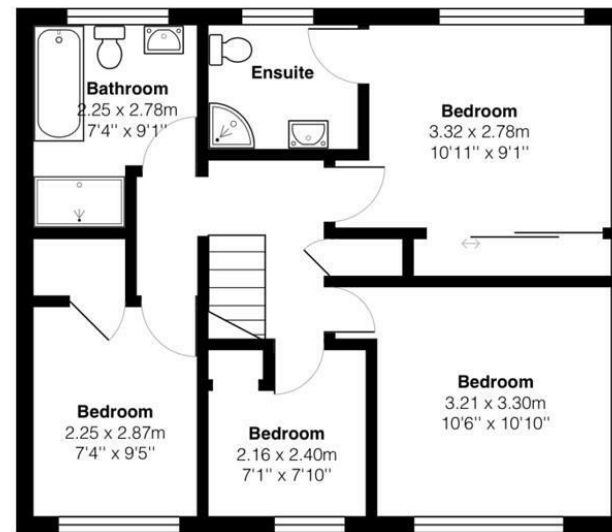
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EPC:

**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.



Total Area: 113.4 m<sup>2</sup> ... 1221 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

