



15 Fair Lawn, Albrighton, Wolverhampton, WV7 3QF

# 15 Fair Lawn, Albrighton, Wolverhampton, WV7 3QF

A three bedroom semi-detached property which has been well looked after but would now benefit from a gentle scheme of modernisation.  
NO UPWARD CHAIN

## LOCATION

15 Fair Lawn lies just off Station Road in a sought after part of Albrighton which is, in itself, a highly regarded Shropshire village. There is a wide range of local facilities available within Albrighton itself with the further, more extensive amenities provided by Bridgnorth and Wolverhampton together with the Perton Shopping Centre all being easily accessible.

Communications are excellent with Albrighton Train Station providing direct services to Shrewsbury and Birmingham and the M54 facilitating fast access to the entire motorway infrastructure. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

15 Fair Lawn has well proportioned accommodation over both ground and first floors. The property benefits from a Worcester Bosch boiler which was fitted in 2023, double glazing, front and rear gardens, a drive and a garage. There is no upward chain.

## ACCOMMODATION

A double glazed PORCH with storage cupboard and tiled flooring has a glazed door opening into the HALL with an understairs store with coat hooks, shelving and a light. The LOUNGE has a double glazed picture window to the front, wiring for wall lights, coved ceiling and an electric fire set in a formal surround and a glazed door opens into the DINING KITCHEN with a range of wall and base units with work surfaces with tiled splash back, stainless steel sink and drainer with double glazed window over, a four ring gas hob with filtration unit above, a built in double Bosch oven, integrated Bosch dishwasher, integrated ceiling lighting, a useful pantry and ample space for dining with double glazed French doors to the rear garden. There is a LAUNDRY with space for a washing machine and small tumble dryer with stainless steel sink over, a double glazed door to the rear garden and an internal door to the garage. The GUEST CLOAKROOM has a WC and part tiled walls.

A staircase rises from the hall to the first floor landing with a double glazed window to the side and access to the part boarded loft. There are TWO GOOD SIZE DOUBLE BEDROOMS with double glazed windows and BEDROOM THREE is a large room with a double glazed window and a linen cupboard housing the Worcester Bosch boiler which was fitted in 2023. The SHOWER ROOM has a double shower cubicle, a vanity unit with wash basin with cupboards and drawers, WC, tiled floor, part tiled walls, heated ladder towel rail, integrated ceiling lighting and a double glazed window

## OUTSIDE

15 Fair Lawn sits behind a DRIVEWAY with a shaped lawn to one side and a step up to the porch. The GARAGE has an up and over door, concrete floor, electric light and power and an internal door to the laundry.

The REAR GARDEN has a paved patio with cold water supply with a shaped lawn beyond with beautifully planted and flowering beds and borders.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – 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 are likely to cover the area outside with voice coverage inside and data limited  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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EPC: D

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**15 Fair Lawn**  
Albrighton

HOUSE: 93.6sq.m. 1008sq.ft.  
GARAGE: 10.2sq.m. 109sq.ft.  
**TOTAL: 103.8sq.m. 1117sq.ft.**

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



