



2 Wolverley Court, High Street, Albrighton, WV7 3JD

BERRIMAN  
EATON

## 2 Wolverley Court, High Street, Albrighton, WV7 3JD

A well located three bedroomed property standing in the middle of a sought after and thriving Shropshire village. NO UPWARD CHAIN.

### LOCATION

Wolverley Court is a small crescent lying just off the High Street in the middle of Albrighton within easy walking distance of the wide ranging local facilities that the village centre provides. There are ample shops for everyday needs, a chemist, a highly regarded doctors' surgery and several pubs / restaurants.

Communications are superb with Albrighton Train Station providing direct services to Shrewsbury and Birmingham and the M54 (J3) facilitating fast access to Birmingham and beyond and nearby bus stops facilitating travel to Wolverhampton and Telford. Furthermore, the area is well served by schooling in both sectors.

### DESCRIPTION

2 Wolverley Court is a mid-terrace house providing well-proportioned living accommodation over both ground and first floors.

The property also benefits from a garage, double glazing and gas central heating.

### ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL with solid wood flooring, GUEST CLOAKROOM with WC and wash hand basin, storage alcoves and a further sliding door to the KITCHEN, comprising wall and base mounted units with fitted worktop, integrated oven with extractor above, stainless steel sink with drainer, a fridge and freezer, washing machine, a double glazed window to the front and having the possibility to open the serving hatch to the LOUNGE which is a generous size with wall mounted electric fire, double glazed windows and a door to the rear elevation.

Stairs rise to the FIRST FLOOR LANDING proving access to the loft. BEDROOM ONE is a double room with fitted wardrobe and wall mounted Worcester Bosch combination boiler, fitted in 2024. BEDROOM TWO is a double room with a double glazed window to the front. BEDROOM THREE is a double room with fitted wardrobes with sliding doors and double glazed window to the front. The BATHROOM comprises a panelled bath with shower over, wash hand basin, WC, tiled walls and a double glazed window to the front.

### OUTSIDE

There is a paved path to the front and GARAGE with up and over door, electric light and power, a tumble dryer and a double glazed window to the side. There is a pedestrian access to the REAR GARDEN via a gate, having a paved patio with steps up to the paved terrace with well stocked beds.

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.  
VIEWINGS, Please contact the Tettenhall Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows three of the four main providers have likely coverage indoor with all four providers having likely coverage outdoor.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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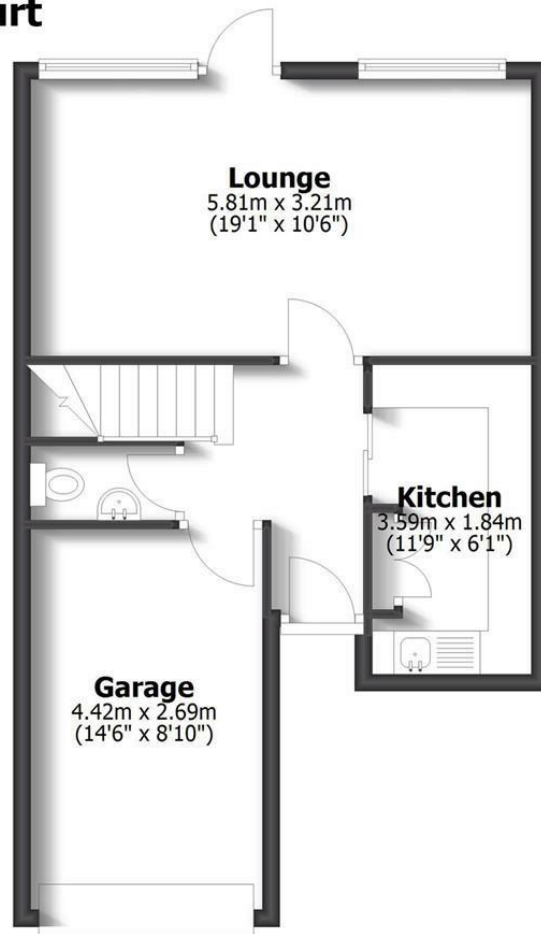
Offers Around  
£235,000

EPC: D

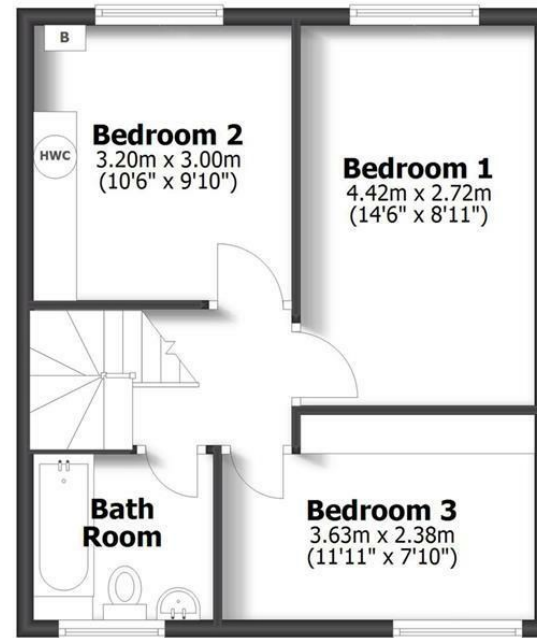
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 2 Wolverley Court Albrighton



**Ground Floor**



**First Floor**

HOUSE: 74.4sq.m. 801sq.ft.  
GARAGE: 11.9sq.m. 128sq.ft.  
**TOTAL: 86.3sq.m. 929sq.ft.**

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

