



7 Shackerley Lane, Albrighton, Wolverhampton, WV7 3AB

BERRIMAN  
EATON



# 7 Shackerley Lane, Albrighton, Wolverhampton, WV7 3AB

Enjoying beautiful views over rolling Shropshire countryside to the rear, this three bedroomed detached family home offers significant potential for improvement and extension (STTP) in a delightful, rural situation yet within easy reach of all amenities.

## LOCATION

The property stands in a small, private drive leading to just four properties in total in a stunning, Shropshire setting with glorious views over open fields and farmland and yet is within a few minutes drive of Albrighton village centre with its comprehensive range of local shopping facilities which are ideal for everyday needs. The further amenities afforded by Codsall are within easy reach and the A41 facilitates fast access to Newport, Wolverhampton and beyond with the former New Town of Telford also being nearby. Communications are excellent with the M54 being easily accessible at J3 (Tong) and rail services running from Cosford and Albrighton Stations with direct communications available to Shrewsbury, Birmingham and beyond.

## DESCRIPTION

7 Shackerley Lane was originally built as a farm workers cottage with all associated restrictions having now been removed, and provides well proportioned and well balanced living accommodation over two storeys. The house would now benefit from a scheme of modernisation throughout enabling buyers to personalise the home to their own tastes and preferences and there is significant potential for extensions to both the ground and first floors, subject to gaining all of the usual and necessary consents. One of the principal attractions of the property is the fine position within which it stands with glorious views which are a particular delight.

## ACCOMMODATION

A double glazed front door opens into a PORCH with a double glazed side window and a door into an INNER HALL with a GUEST CLOAKROOM with WC, quarry tiled floor and double glazed side window. The DINING KITCHEN has a kitchen area with a basic area of base mounted units with a stainless steel sink and space for an electric cooker, a shelved pantry and a dining area with double glazed patio windows to the rear garden with the entire room benefitting from laminated flooring. There is a LOUNGE with a double glazed window to the rear, a fireplace with marble hearth and slips and wooden surround and storage cupboard. There is a large LAUNDRY, which could easily be converted to provide a study for those who wish to work from home, with a basic range of wall and base mounted cupboards, a stainless steel sink and a floor mounted Worcester oil fired central heating boiler.

Stairs rise to the first floor landing with a double glazed window to the front, wooden flooring and a linen cupboard with slatted shelving. BEDROOM ONE is a good double room in size with a double glazed window to the front, built in wardrobe and wooden flooring. BEDROOM TWO is a double room in size with a double glazed window to the front, wooden flooring and a built in wardrobe and BEDROOM THREE is also a good room in size with a double glazed window to the front and wooden flooring. The BATHROOM has a white suite with a panelled bath with shower over, pedestal basin and WC, part tiled walls, a double glazed window and a towel rail radiator.

## OUTSIDE

7 Shackerley Lane has ample parking for several vehicles at the front, most of which is currently laid to lawn and there is a GARAGE for two cars with concrete floor, electric light and power and separate STOREROOM. There is a side access to the REAR GARDEN with a paved terrace to the rear of the house with a shaped lawn beyond and adjoining open fields and farmland.

We are informed by the Vendors that mains water and electricity are connected, the central heating is oil fired and a new treatment plant is being fitted to serve 5, 6, 7, & 8 Shackerley Lane.

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 broadband is available

Mobile – Ofcom checker shows two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

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

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

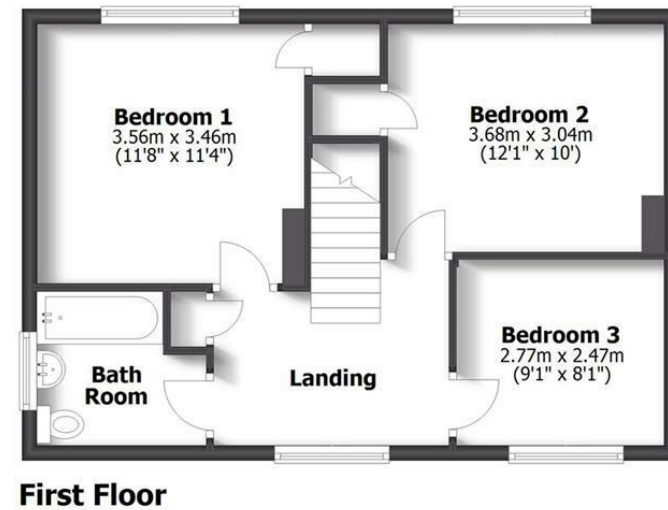
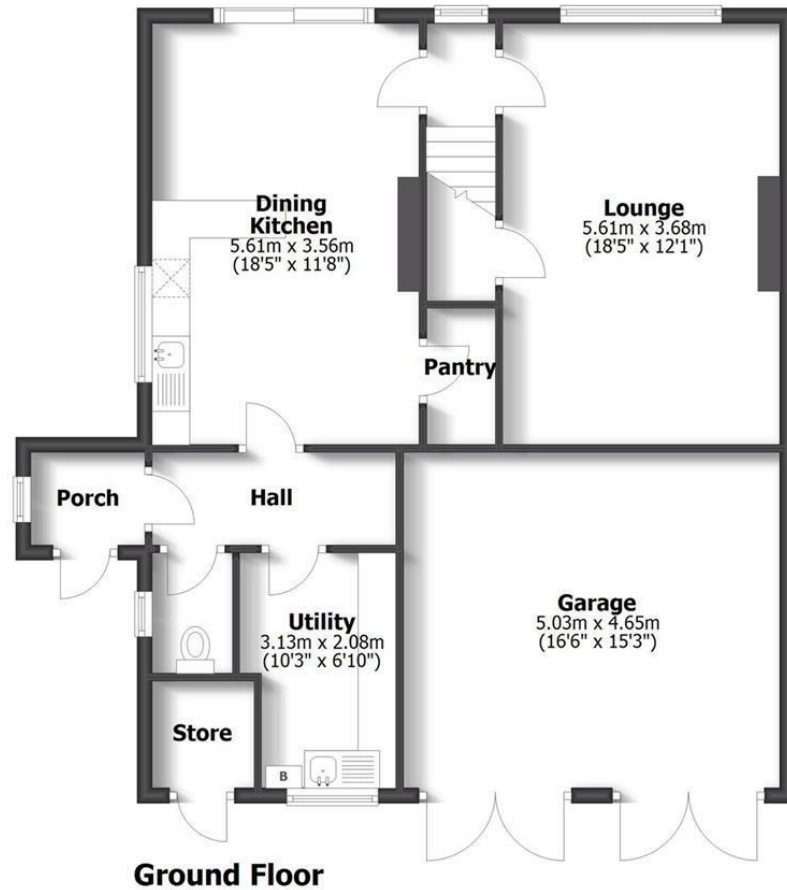
Offers Around  
£375,000

EPC: E

**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.



## 7 SHACKERLEY LANE ALBRIGHTON



HOUSE: 108.3sq.m. 1166sq.ft.  
 GARAGE/STORE: 25.3sq.m. 272sq.ft.  
**TOTAL: 133.6sq.m. 1438sq.ft.**

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



