



7 Kennels Lane, Albrighton, Wolverhampton, WV7 3BQ

BERRIMAN
EATON

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A well located, period semi detached cottage providing well balanced living accommodation in a convenient and accessible position. NO UPWARD CHAIN.

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LOCATION

Kennels Lane lies just off Holyhead Road (A464) within easy reach of the wide ranging local facilities available within both Albrighton and Shifnal which are ideal for everyday needs.

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

DESCRIPTION

7 Kennels Lane is a period, semi detached cottage with well proportioned accommodation over both ground and first floors. The house has been well maintained over the years and benefits from modern kitchen and bathroom suites, double glazing and gas fired central heating.

There is the opportunity for buyers to further personalise the property to their own individual tastes and preferences providing them with the potential to make the house "their own".

The property stands behind a gravelled driveway providing off street parking and there is a superb garden together with open views over fields and farmland to the front.

ACCOMMODATION

A double glazed door opens into the HALL with quarry tiled floor, a double glazed window and stairs rising to the first floor. There is a SITTING ROOM with a double glazed window to the front, decorative fireplace, beamed ceiling and wiring for wall lights. There is a LOUNGE with a double glazed window, beamed ceiling, wiring for wall lights and a door to a WORKSHOP / STUDY with double glazed window and fitted workbench (which can be removed by the sellers should buyers so wish). The BREAKFAST KITCHEN has ample space for a breakfast or dining table, a range of cream faced wall mounted cupboards with butchers block effect working surfaces, a stainless steel sink and drainer, an electric hob with filtration unit above and built under electric oven, plumbing for a washing machine, a light through aspect with double glazed windows to two elevations, integrated ceiling lighting, a ceiling beam, tiled floor, a wall mounted Worcester Bosch gas fired central heating boiler and a walk in, shelved larder with a double glazed window and ceramic tiled floor. There is a small REAR LOBBY with a double glazed external door.

Stairs from the hall rise to the first floor landing with a double glazed window, beamed ceiling and built in wardrobe / store with a hanging rail with a shelf over. BEDROOM ONE is a good double room in size with a decorative white painted cast iron fireplace, a double glazed window to the front with open views, access to the roof space, wiring for wall lights and a storage cupboard. BEDROOM TWO is a double room in size with a double glazed window and BEDROOM THREE has ceiling beams, a double glazed window and fitted desk / dressing table. There is a BATHROOM with white suite with a panelled bath with mixer tap with shower attachment, WC and pedestal wash basin, ceiling rafter, part tiled walls and a corner aspect with double glazed windows to two elevations together with integrated ceiling lighting.

OUTSIDE

7 Kennels Lane has a wide frontage with a gravel DRIVEWAY providing off street parking. There is a picket fence and gate opening onto a paved path leading onto the front door with the GARDEN being to the side and rear of the property which is predominantly laid to lawn with a paved terrace and a gravelled courtyard to the rear of the house.

We are informed by the Vendors that mains water and electricity are connected there is LPG central heating and drainage is via a septic tank. There is a levy related to the upkeep of the septic tank which currently amounts to £175 per annum

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 have limited 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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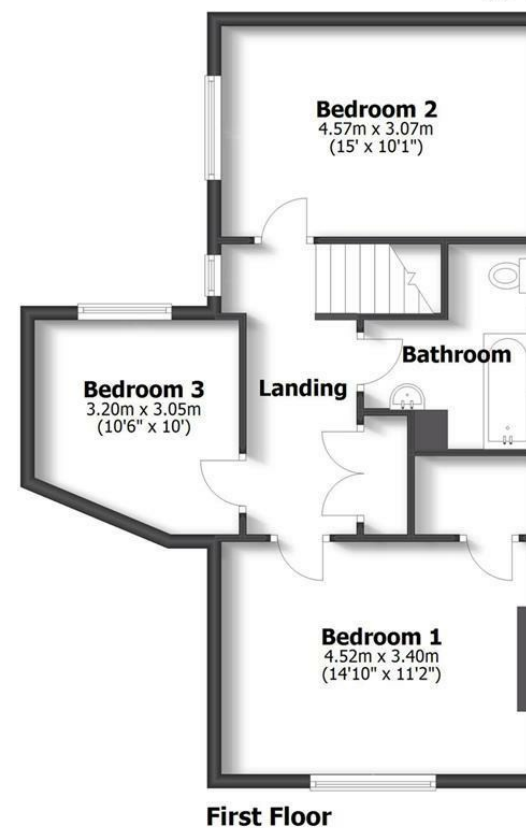
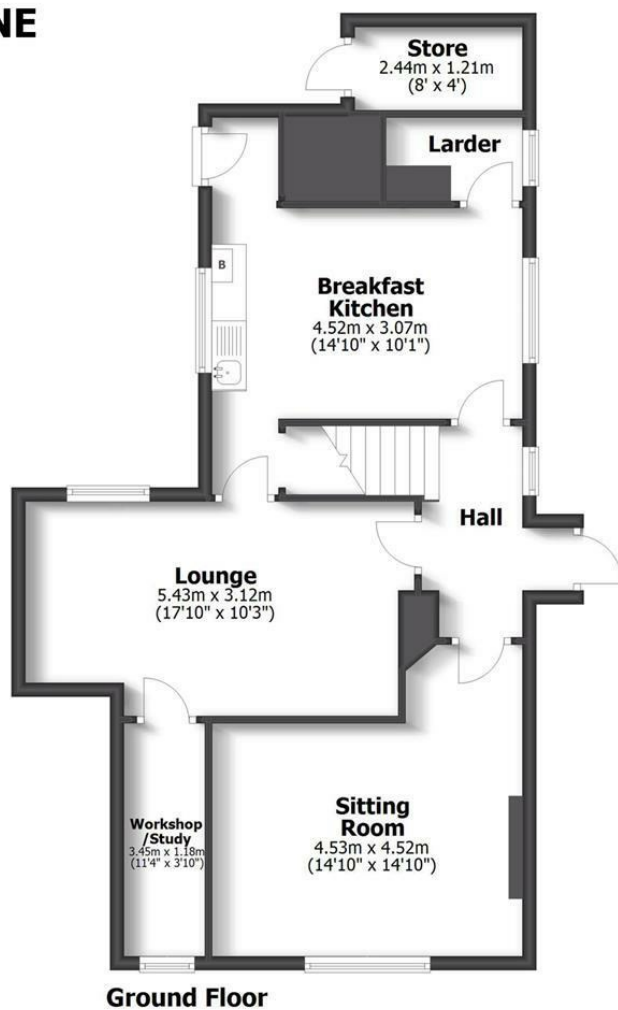
Offers Around
£320,000

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 KENNELS LANE ALBRIGHTON



HOUSE: 123sq.m. 1324sq.ft.
GARAGE: 3sq.m. 32sq.ft.
TOTAL: 126sq.m. 1356sq.ft.

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

