



10 Grange Park, Albrighton, Wolverhampton, WV7 3EN

BERRIMAN  
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# 10 Grange Park, Albrighton, Wolverhampton, WV7 3EN

A well presented detached family home standing at the head of a cul-de-sac close to local amenities.

## LOCATION

The property stands at the head of a cul-de-sac within easy walking distance of the centre of the village with its comprehensive range of local facilities which are ideal for everyday needs. There is easy access to Wolverhampton and there are direct rail services to Shrewsbury and Birmingham and the M54 is easily accessible at J3 facilitating fast access to the entire industrial West Midlands and beyond and, furthermore, the area is well served by schooling in both sectors

## DESCRIPTION

10 Grange Park is a well presented detached property with a good flow of reception space to the ground floor along with three bedrooms and a bathroom to the first floor. The property benefits from a large driveway to the front and the garage has been converted to provide a laundry and store room. There is gas central heating, double glazing and a private rear garden.

## ACCOMMODATION

An open PORCH with external lighting has a double glazed door and obscured side panels opening into the HALL with wood laminate flooring and a GUEST CLOAKROOM with WC, wash basin and wood laminate flooring. The focal point of the ground floor is the L-shaped lounge dining kitchen with laminate flooring throughout. The LOUNGE has a double glazed bay window to the front, coved ceiling, an electric log burner with formal surround. The DINING ROOM has double glazed French doors to the rear garden and the KITCHEN has a range of cream faced wall and base units, two double glazed windows to the rear garden, ceramic one and a half bowl sink and drainer, a four ring induction hob with stainless steel splash back and chimney style extractor fan over, built under electric oven, integrated Hotpoint dishwasher, integrated fridge and two storage cupboards and an open doorway to the LAUNDRY with coordinating cupboards to those in the kitchen, space for a tumble dryer, wood laminate flooring, an integrated freezer, a store cupboard with plumbing for a washing machine, a double glazed obscured door to the side and a door to the store.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, access to the loft and a linen cupboard with slatted shelving and a wall mounted Worcester Bosch gas fired central heating boiler. BEDROOM ONE is a good size double room with a double glazed window to the front. BEDROOM TWO is also double in size with a double glazed window to the rear. BEDROOM THREE is a good size with a double glazed window to the front and an over stairs cupboard and the BATHROOM has a white suite with a panelled bath with shower over, shower screen and tiled surround, pedestal wash basin, WC, wood laminated flooring and two double glazed obscured windows to the rear.

## OUTSIDE

10 Grange Park sits behind a shaped lawn with a long DRIVEWAY providing parking for several vehicles and leading to the STORE with electric light and power and an internal door to the laundry.. There is gated side access to the REAR GARDEN with a shaped lawn with a gravelled seating area to the rear of the property and a slabbed seating area to the rear, a shed and a GARDEN ROOM which could be used for a variety of purposes such as home office / gym / summer house with electric light and power and double glazed double doors.

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

### Tettenhall Office

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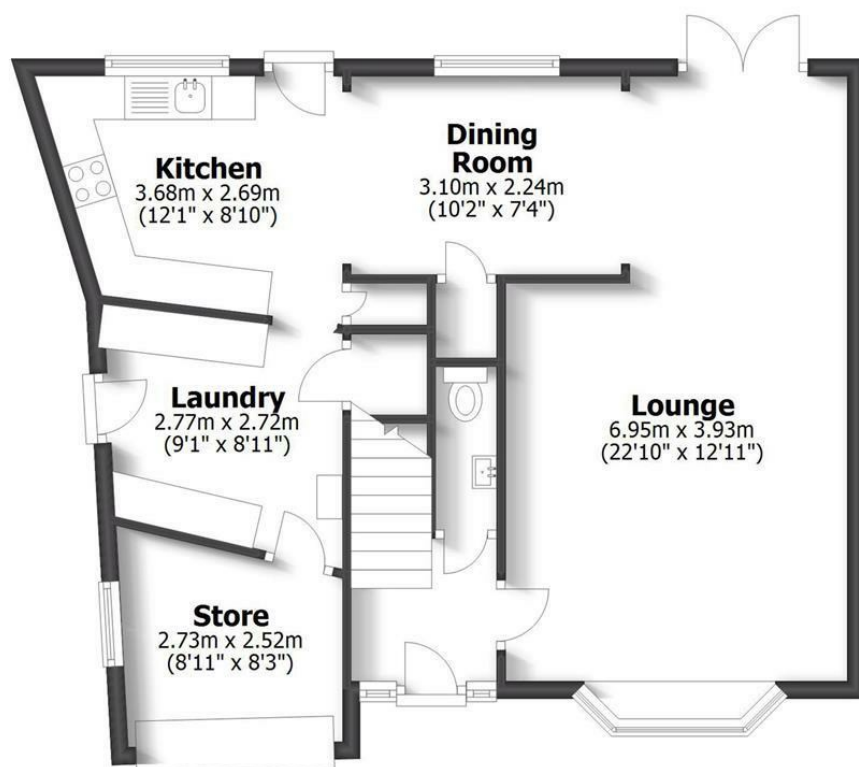
Offers Around  
**£379,950**

EPC: D

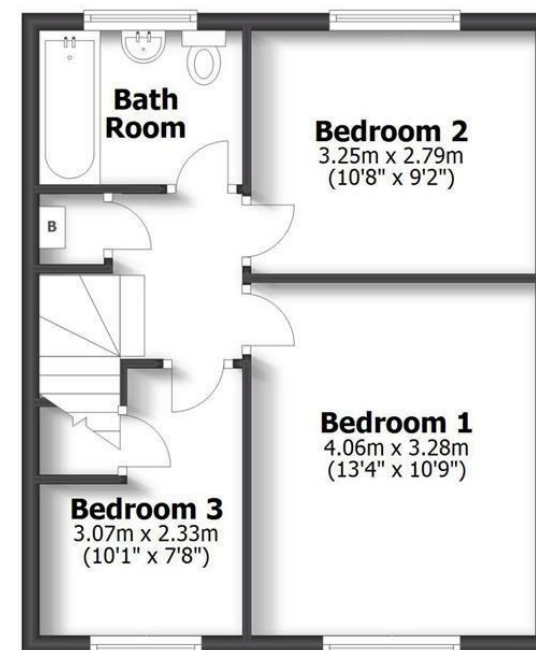
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 10 GRANGE PARK ALBRIGHTON



**Ground Floor**



**First Floor**

HOUSE: 95.5sq.m. 1028sq.ft.  
STORE: 5.6sq.m. 60sq.ft.  
GARDEN ROOM: 8.9sq.m. 96sq.ft.  
**TOTAL: 110sq.m. 1184sq.ft.**

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



