



4 Wolverley Court, High Street, Albrighton, Shropshire, WV7 3JD

BERRIMAN  
EATON

## 4 Wolverley Court, High Street, Albrighton, Shropshire, WV7 3JD

A full programme of refurbishment has recently been completed to upgrade this three bedroom village centre home into a stylish, quality opportunity with no upward chain. Nearby train station and M54 motorway links.

Wolverhampton - 7 miles, Telford - 9 miles, Bridgnorth - 11 miles. Shrewsbury - 27 miles, Birmingham - 28 miles.  
(All distances are approximate).

### LOCATION

Just slightly set back off the High Street, the village amenities include shops, schools, medical facilities, cafes, pubs and restaurants which are within walking distance. This Shropshire location is within easy reach of a local train service (from Albrighton to Birmingham New Street around 38 minutes on the Shrewsbury to Wolverhampton line), whilst the M54 (Junction 3) facilitates fast access to Telford, Cannock, Stafford, Birmingham and beyond. Home to the David Austin Roses Nursery and RAF Cosford Museum, there is plenty of historic interest in the area with good surrounding countryside for walks and horse riding.

### ACCOMMODATION

From the hall there is a guest cloakroom/WC with understairs storage and internal access to the garage. The re-fitted kitchen offers a range of painted units along with a sink unit, ceramic hob with extractor hood above, oven, fridge and a dishwasher. A window looks out to the front elevation. The full width lounge, which provides dining space enjoys a lovely aspect looking out onto the rear garden with a full height window and sliding patio doors opening out.

From the hall stairs rise to the first floor landing with access to a loft space and doors off to the three bedrooms, one of which has fitted wardrobes and a family bathroom fitted with a modern suite to include a concealed WC and wash hand basin set within a vanity unit along with a bath having a shower over.

### OUTSIDE

The garage has a remote roller shutter door for excellent security and offers a utility area to the rear with provision for a washing machine. The rear garden has been designed for low maintenance with a paved patio terrace and shaped borders with pedestrian gated access.

### SERVICES

We are advised by our client that all main services are connected. Verification should be obtained from your surveyor.

### TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

### COUNCIL TAX

Shropshire Council.

Tax Band: B.

[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### FIXTURES AND FITTINGS:

By separate negotiation.

### VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

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

Offers Around  
£239,950

EPC: C

**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.



**4 WOLVERLEY COURT**  
**HIGH STREET, ALBRIGHTON**

HOUSE: 77.0sq.m. 828.8sq.ft.  
 GARAGE: 10.4sq.m. 112.2sq.ft.  
**TOTAL: 87.4sq.m. 941.0sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



