



The Croft, 15 Church Road, Albrighton, Wolverhampton, Shropshire, WV7 3LB

BERRIMAN
EATON





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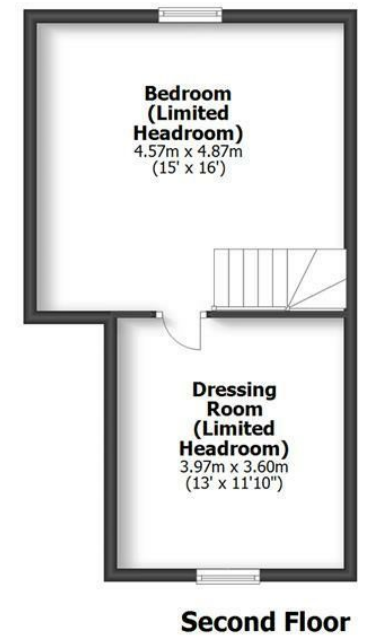
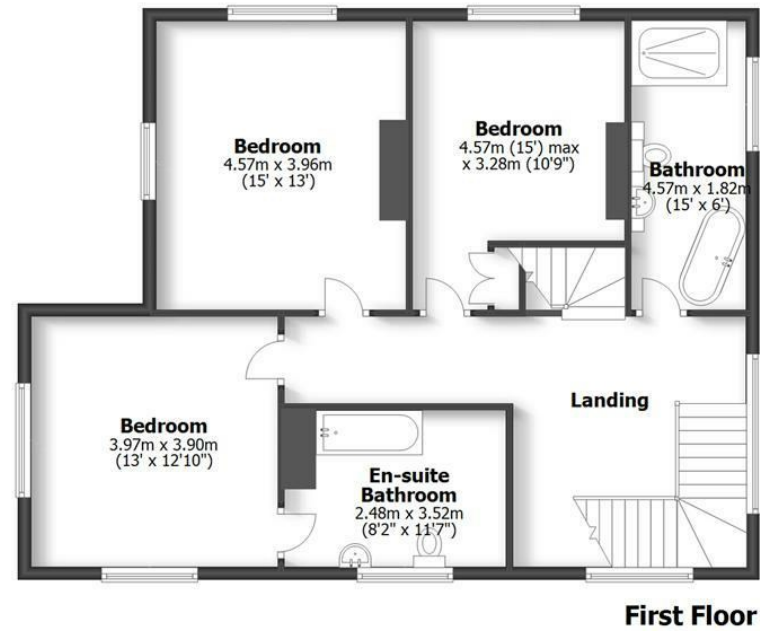
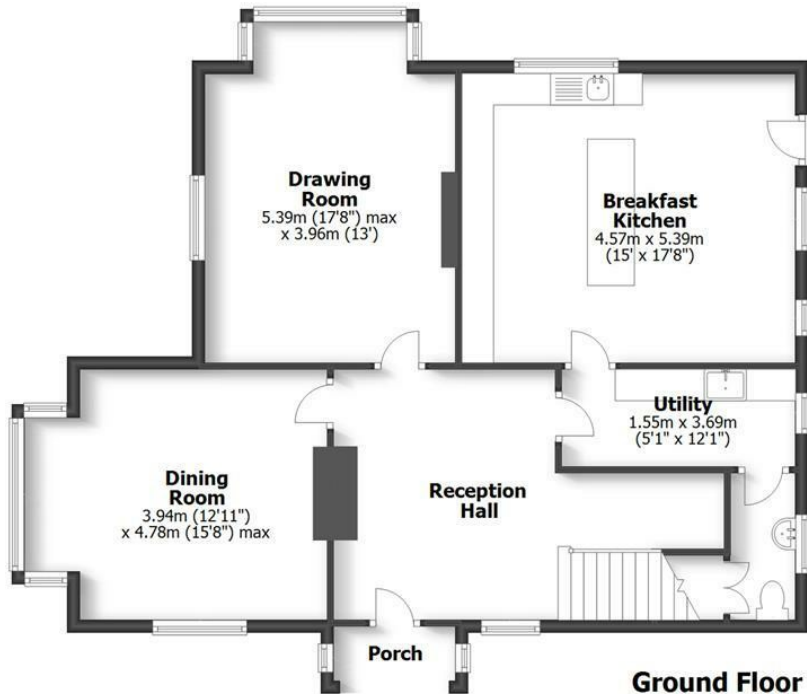
A fine detached period residence with large lawned gardens, just a short distance from the High Street, offering four large double bedrooms, two bathrooms and two reception rooms set behind a gated driveway. NO UPWARD CHAIN.

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

THE CROFT
15 CHURCH ROAD, ALBRIGHTON

HOUSE: 219.9sq.m. 2,367.5sq.ft.
TOTAL: 219.9sq.m. 2,367.5sq.ft.

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



LOCATION

Just a few minutes walk from the bustling High Street, the village offers an excellent range of amenities to include independent shops and restaurants, supermarkets, schools and sport clubs, cafes, pubs, medical practice and a dentist. 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.

The Croft has been well maintained over the years and has undergone improvements but preserves many of the original architectural and characteristic details of the late Victorian era with high ceilings and feature fireplaces to the principal rooms. The living accommodation is elegant, spacious, and bright, overlooking the large gardens and having good off road parking.

ACCOMMODATION

From the entrance porch, a front door opens through into a light and spacious reception hall with a turning staircase that rises to the upper floors. The floor is laid with quarry tiles and features a fireplace with doors leading off to the reception rooms. A sitting room enjoys a dual aspect with a walk in bay window overlooking the gardens along with a feature fireplace housing a coal effect gas fire. The drawing room again benefits from a large walk in bay window overlooking the gardens and a feature fireplace with tiled surround. From the reception hall a door opens into the utility room with a guest WC/cloakroom. There is workspace with an inset sink and the provision for a washing machine and dryer. Leading off is the dining kitchen, with quarry tiled floor and a range of matching base and wall cabinets. A centre island provides further workspace and storage as well as incorporating a breakfast bar. There is the provision for a Rangemaster oven with integrated appliances to include a fridge/freezer and dishwasher. Windows to the rear look out across the garden with a side door and window that opens into a private walled courtyard with two small brick stores.

From the reception hall the turning staircase rises to a most light and spacious landing which enjoys a dual aspect. The principal bedroom enjoys a dual aspect with an adjoining en-suite bathroom. There are two further double bedrooms which are serviced by the family bathroom with a white suite to include a WC and wash hand basin set within a vanity unit, walk in shower and a free standing roll top bath.

From the first floor landing a second staircase rises to the second floor bedroom which adjoins a dressing room or occasional bedroom having windows to both the front and rear elevations. (Limited headroom).

OUTSIDE

This four bedroom detached home sits within a corner plot of around 0.25 of an acre. The formal gardens are well maintained, mainly laid to lawn to the side and rear, enclosed by mature trees giving a good degree of privacy. To the side is a small walled courtyard leading off the kitchen with brick outbuildings and gated access on to the gated driveway along with two wrought iron gates giving pedestrian access from both Church Road and Grange Road.

SERVICES

We are advised by our client that mains services are connected. Verification should be obtained by your Surveyor.

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

Shropshire Council.
Tax Band: E
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Viewing strictly by appointment only, please call the BRIDGNORTH OFFICE.

FIXTURES AND FITTINGS

By separate negotiation.

POSSESSION

Vacant possession will be given on completion.

Price £775,000

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.







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