



25 Meadow Road, Albrighton, Shropshire, WV7 3DZ

BERRIMAN
EATON

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A generously sized four-bedroom, two bathroom detached dormer bungalow, in a highly desirable location just off the High Street with amenities and close to the Railway Station. Bridgnorth - 10 miles, Wolverhampton - 8 miles, Telford - 10 miles, Shrewsbury - 23 miles, Birmingham - 27 miles. (All distances are approximate).

LOCATION

Just a short stroll from the High Street, the village offers an excellent array of amenities to include shops, supermarket, schools, cafes, pubs, restaurants and medical facilities which are all easily accessible. This Shropshire location is within easy reach of a local train service, 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.

ACCOMODATION

The accommodation is versatile and deceptively spacious, so we are recommending viewing to appreciate the 1858sq.ft of living space. Modernised with double glazing and fashionable kitchen and bathroom fittings, there is good off road parking and a private rear garden.

Entering through a good sized enclosed porch, the hallway leads to a living room with double aspect windows, and feature fireplace. There is a second, larger reception room with a front view and a separate dining room that could be used as bedroom 4. On the ground floor there is the principle bedroom having a WC/hand basin en-suite WC, and a large family bathroom with a bath, walk in shower, WC and hand basin.

The open plan kitchen/dining room is a great light space with patio doors leading out onto the rear garden, with a range of fitted kitchen units that include an island and plentiful cupboard space, integrated appliances include a double oven, gas hob and dishwasher with a provisions for a washing machine and a dryer.

From the hallway stairs rise to two a first floor landing with two further bedrooms having eaves storage space, one bedroom includes an en-suite shower room and skylight windows.

OUTSIDE

An ample sized dual driveway provides good off road parking and side access to the rear garden. The rear garden has a large flat lawn, patio area, mature planted borders and a large shed for storage.

TENURE

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

SERVICES

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

COUNCIL TAX

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment only, please contact the BRIDGNORTH OFFICE.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£450,000

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.



**25 MEADOW ROAD
ALBRIGHTON**

TOTAL: 172.6sq.m. 1858sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



