



13 Grange Park, Albrighton, Wolverhampton, Shropshire, WV7 3EN

BERRIMAN
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A well presented three bedroom detached home, located within this quiet cul-de-sac close to the villages amenities benefiting from two reception rooms, mature garden, driveway and a garage. Nearby train station and M54 motorway links.

Wolverhampton - 7 miles, Telford - 9 miles, Bridgnorth - 11 miles. Stafford - 21miles, Shrewsbury - 27 miles, Birmingham - 28 miles.
(All distances are approximate).

LOCATION

Grange Park is within half a mile of the villages High Street shopping where they is an excellent array of amenities to include shops, supermarket, primary school, cafes, pubs, restaurants and medical facilities which are all easily accessible. This Shropshire location has its own 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.

ACCOMMODATION

On entering the property, there is an entrance hall with stairs rising to the first floor, understairs storage and a guest WC. The lounge has a bow window looking out to the front aspect with double doors opening though into the dining room which benefits from having French patio doors opening out into the delightful rear garden. The kitchen, which can be accessed from both the entrance hall and dining room is fitted with matching base and wall cabinets, work tops over, sink unit and built in appliances to include a washing machine, oven/grill and ceramic hob with extractor hood above. A window looks out across the garden with a door giving access.

From the hall stairs rise to the first floor with loft access having a pull down ladder and part boarded. There are two double bedrooms along with a third bedroom all of which are serviced by the family shower room, fitted with a modern white suite to include a WC, wash hand basin, corner shower and a heated towel rail.

OUTSIDE

Set back behind a driveway and lawned foregarden, there is gated side access and an adjoining garage with double doors opening to the front and a personnel door to the rear. The garage has lights and power points connected and also houses the newly installed gas central heating boiler.

The rear garden is well established, and beautifully planted hosting a wide variety of flowering plants and shrubs, along with a shaped lawn and a patio terrace. There is also a timber shed providing good storage.

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.

COUNCIL TAX

Shropshire Council.
Tax Band: D.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our 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

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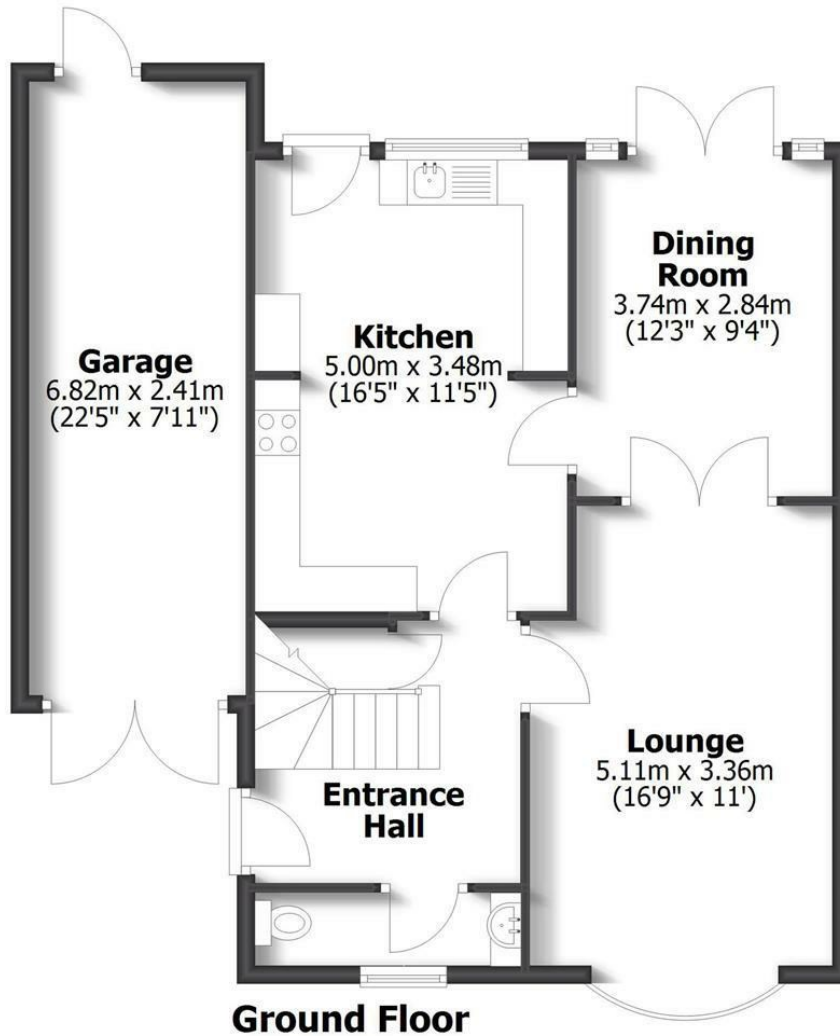
Offers Around
£375,000

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.



**13 GRANGE PARK
ALBRIGHTON**



HOUSE: 99.6sq.m. 1,071.7sq.ft.
 GARAGE: 16.4sq.m. 177.0sq.ft.
TOTAL: 116.0sq.m. 1,248.7sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

