



56 Loak Road, Albrighton, Wolverhampton, Shropshire, WV7 3HS

**BERRIMAN**  
**EATON**

## 56 Loak Road, Albrighton, Wolverhampton, Shropshire, WV7 3HS

A much improved and extended three bedroom semi detached home in a quite cul-de-sac location with good parking and a large garden to the rear. The property is close to the bustling High Street and its amenities, yet on the edge of the village with countryside walks from your doorstep.  
Shifnal - 5 miles, Wolverhampton - 7 miles, Telford - 9 miles, Bridgnorth - 11 miles, Newport - 11 miles, Shrewsbury - 27 miles, Birmingham - 28 miles.  
(All distances are approximate).

### LOCATION

Just under a mile 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.

### ACCOMMODATION

Having an open oak porch to the front, the front door opens into the entrance hall with stairs off to the first floor, understairs cupboard and doors off to; Lounge, with a large window looking out to the front aspect and a feature fireplace with electric fire. The open plan dining kitchen is fitted with matching base and wall cupboards, worktops over, sink unit and provision for appliances. Leading off the kitchen is a further sitting/dining room area with sliding doors opening into the conservatory with views out to the garden. A side entrance gives access to a ground floor WC/cloakroom housing the gas central heating boiler along with a back door to the garden. Accessed from the garden is an adjoining store/laundry room with plumbing for a washing machine.

From the hall the stairs rise to the first floor landing having a window to the side elevation. There are two good sized double bedrooms with a third bedroom currently being used as a home office. The family shower room is fitted with a contemporary white suite to include a concealed cistern WC, hand basin with vanity cupboard below along with a walk in shower being fully tiled.

### OUTSIDE

The property sits within a large plot, set back behind a good sized tarmac driveway providing excellent parking and a raised planted shrub border with gated side access. The large rear garden enjoys a paved patio terrace with gravelled pathway and lawned garden extending beyond having a covered pergola seating area and a secure garden store.

### 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. Vacant possession will be given upon completion. Verification should be obtained by your Solicitor.

### COUNCIL TAX

Shropshire Council.  
Tax Band: B.  
<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.

#### 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)

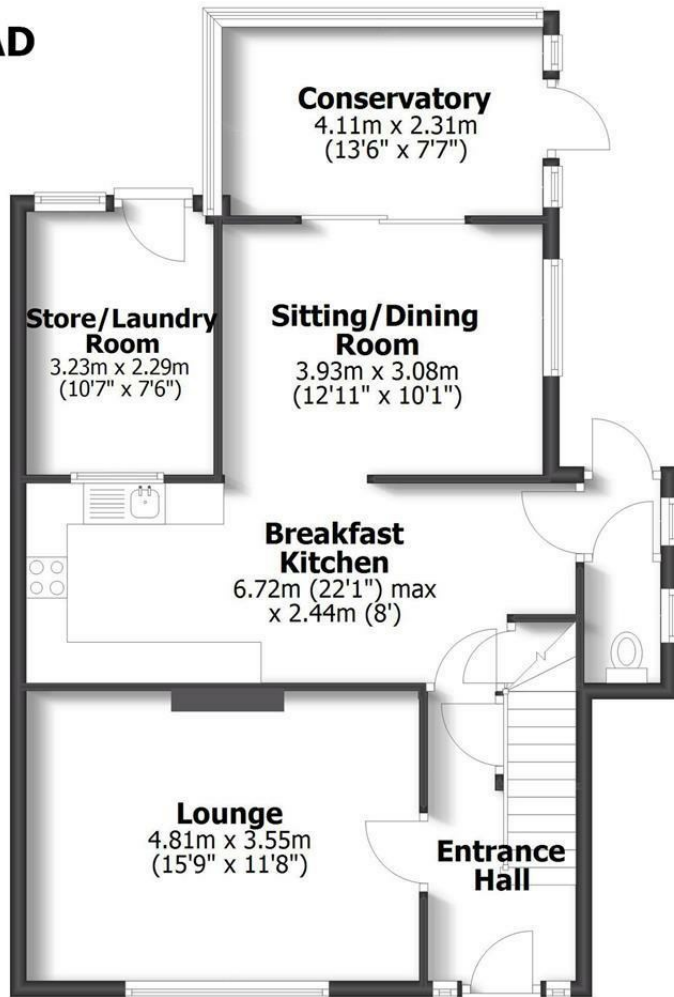
Offers Around  
£285,000

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.



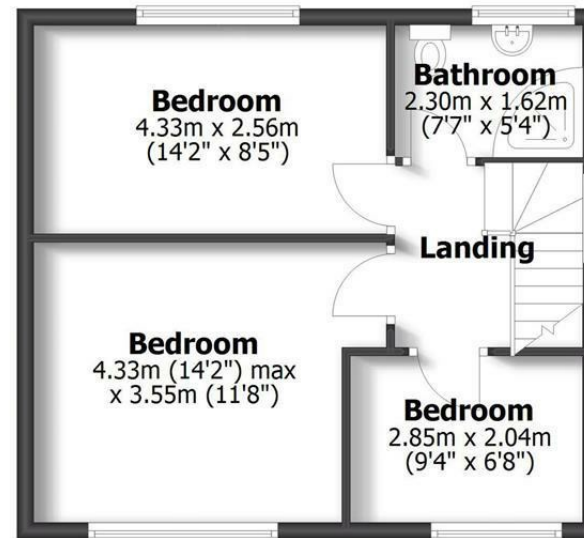
**56 LOAK ROAD  
ALBRIGHTON**



**Ground Floor**

**TOTAL: 114.9sq.m. 1,236.3sq.ft.**

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



**First Floor**

