



14 The Orchard, Albrighton, Wolverhampton, Shropshire, WV7 3RE

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Just a short, level walk to the village High Street, this three bedroom detached house is spaciouly designed and requiring some cosmetic updating. Located in a quiet cul-de-sac of detached homes, this is a very desirable residence. NO UPWARD CHAIN
Wolverhampton - 7 miles, Telford - 9 miles, Bridgnorth - 11 miles. Shrewsbury - 27 miles, Birmingham - 28 miles.
(All distances are approximate).

LOCATION

Just a few minutes walk from the High Street, the village amenities of shops, supermarket, schools, cafes and medical facilities are easily accessible. 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

With a recently replaced boiler, the accommodation is entered from the front into a large enclosed porch, the hallway beyond has stairs rising to the first floor, with access to the following; Kitchen with a range of fitted units and views to the rear with a door leading into the separate dining room. The lounge has patio doors to the rear garden and window overlooking the front with an electric fire. A door from the kitchen leads into a useful separate utility area, a guest cloakroom and internal access to the garage. A door from the utility gives access to the rear garden. On the first floor, there are three generously proportions bedrooms and a fitted bathroom with shower over the bath, hand basin and WC.

OUTSIDE

Outside the front of the property there is a good parking area with a lawned garden and side access. At the rear, the garden has been landscaped for low maintenance combining patio areas and flowerbeds.

TENURE

We are advised the property is FREEHOLD. Verification should be sought through your solicitor

SERVICES

We are advised all main services are connected. Verification should be confirmed through your Solicitor

LOCAL AUTHORITY

Shropshire County Council: Tax Band:

VIEWING

Strictly by appointment through 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 In The Region Of
£300,000

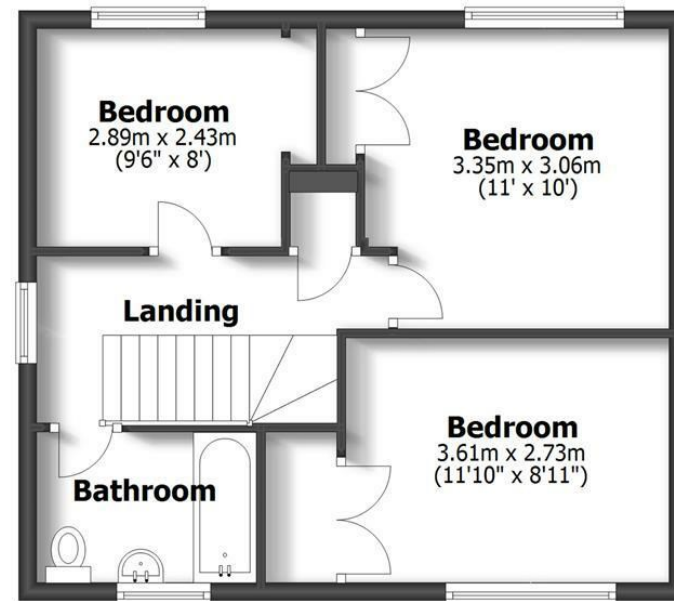
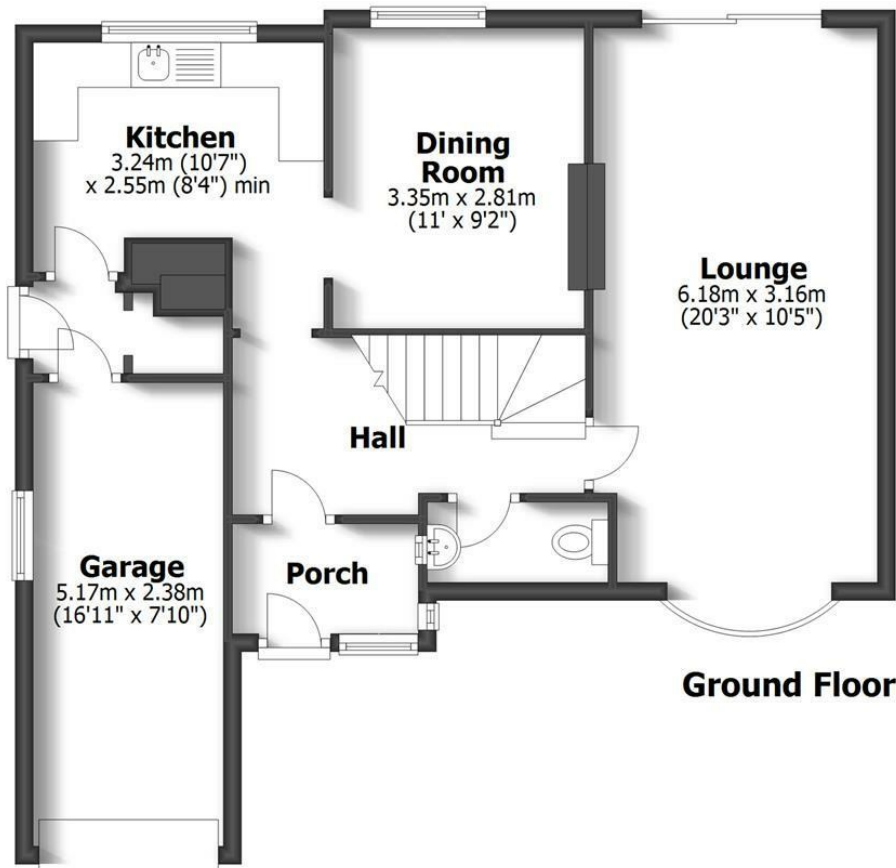
EPC: E

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.



14 THE ORCHARD
ALBRIGHTON

HOUSE: 96.3sq.m. 1,036.1sq.ft.
 GARAGE: 10.9sq.m. 117.7sq.ft.
TOTAL: 107.2sq.m. 1,153.8sq.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

