



**Greensleeves High Street, Albrighton, Wolverhampton, WV7 3JF**

**BERRIMAN**  
**EATON**





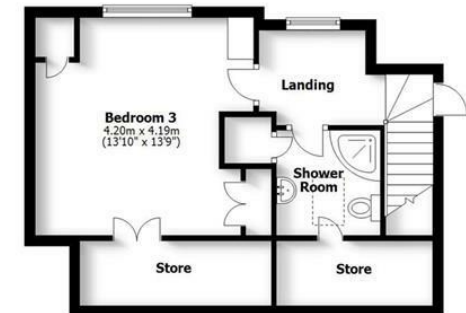
## **Greensleeves High Street, Albrighton, Wolverhampton, WV7 3JF**

A rare opportunity provided by a substantial dormer bungalow with an unusually large rear garden standing at the centre of a popular and thriving Shropshire village and with the benefit of a large plot of approximately 0.22 acres.

**GREENSLEEVES**  
24 HIGH STREET, ALBRIGHTON

HOUSE: 185.4sq.m. 1995sq.ft.  
GARAGE: 32.9sq.m. 354sq.ft.  
**TOTAL: 218.3sq.m. 2349sq.ft.**

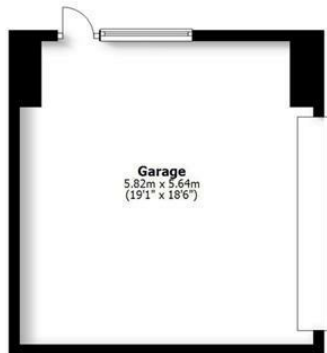
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**First Floor**



**Ground Floor**



**Garage**  
5.82m x 5.64m  
(19'1" x 18'6")

## LOCATION

Greensleeves stands at the very heart of Albrighton in a superb position just off the High Street close to the central shopping parade.

Albrighton has a thriving community and a bustling centre with a comprehensive range of local, everyday shopping facilities. There is a highly regarded surgery, dispensing chemist, opticians, bank and supermarkets together with butchers, greengrocers and a bakery.

There is convenient travelling to the more extensive amenities afforded by Wolverhampton City Centre and motor communications are excellent with the M54 being easily accessible at Junction 3 (Tong).

## DESCRIPTION

Greensleeves is a substantial, dormer residence providing flexible living accommodation over both ground and first floors. The property was last sold in 2021 and at that time, new kitchen and an en-suite bathroom of quality were fitted. The entire property is well presented with tasteful and neutral décor. There is an intruder alarm system, double glazed windows and gas fired central heating.

The house has an attractive part rendered elevation, a driveway providing ample off street parking space and a detached brick and tile garage.

## ACCOMMODATION

A composite front door with part glazed panel to one side opens into the RECEPTION HALL which is a light and inviting entrance to the property with a through aspect with a window overlooking the rear garden and a useful cloaks and storage cupboard and an understairs storage cupboard. The DRAWING ROOM is a fine living room in size with an elegant limestone fireplace with living flame coal effect gas fire and a corner aspect with French doors to the side opening onto the patio and French doors and windows to the garden. The DINING ROOM has a window to the front with plantation shutters and a door to a STUDY with a front window with plantation shutters. There is a KITCHEN with a well appointed range of wall and base mounted cabinetry with quartz working surfaces, an undermounted one and a half bowl Franke stainless steel sink, a range of Bosch appliances including a stainless steel gas hob, an integrated double oven, an integrated fridge and an integrated dishwasher, integrated ceiling lighting, a window overlooking the rear garden and being open through into an informal DINING AREA / BREAKFAST ROOM with a light triple aspect including a French door to the garden. There is an adjoining LAUNDRY with a range of wall and base mounted gloss fronted units, stainless steel sink and drainer, plumbing for a washing machine, space for a tumble dryer, a wall mounted Worcester Bosch gas fired central heating boiler, a side door and a CLOAKROOM with a white suite of WC with concealed flush and wall hung corner wash basin, a side window and a store cupboard. The PRINCIPAL SUITE has a large double bedroom with a light corner aspect with windows to both the front and side with plantation shutters, ample wardrobe space and a well appointed EN-SUITE SHOWER ROOM with a shower with drench head and separate hose, WC with concealed flush with cupboards behind, a vanity unit with wash basin with cupboard beneath, integrated ceiling lighting and a side window. BEDROOM TWO is a double room in size with a side window and there is a well appointed SHOWER ROOM with a shower cubicle with drench head and separate hose, WC with concealed flush and wash basin set within a vanity unit with cupboards, integrated ceiling lighting, tiled walls and a chrome towel rail radiator.

A staircase from the reception hall with turned balustrading rises to the first floor landing with a window overlooking the rear garden, a door into an under eaves storage cupboard and BEDROOM THREE which is a good double room in size which is under eaves with a window overlooking the rear garden, a built in double wardrobe with cupboard above and under eaves storage cupboard. There is a well appointed SHOWER ROOM with a fully tiled corner shower with drench head and separate hose, WC and vanity unit with wash basin with cupboard beneath, a linen cupboard, an under eaves store cupboard and part tiled walls.

## OUTSIDE

Greensleeves stands well back from the High Street and is approached over a DRIVEWAY laid in tarmacadam providing ample off street parking. There is a shaped front lawn and matured beds and borders together with a DETACHED GARAGE which is of a good size with a remote controlled elevating door, fitted work bench with cupboards above, electric light and power and a door to the garden.

A door from the drive leads to the delightful GARDENS with a side lawn and picket fence and gates opening onto a rear garden with lawned areas, a paved path, a paved terrace to the rear of the property and a brick and timber greenhouse and potting shed.

We are informed by the Vendors that all mains services are connected

The property is located in the Albrighton Conservation Area  
COUNCIL TAX BAND G – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

Offers Around £645,000

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.







**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)

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