



2 Mayfield Road, Albrighton, Wolverhampton, WV7 3JY

BERRIMAN
EATON

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A detached two bedroom bungalow with parking and garden close to the village High Street and local shopping facilities. This quiet position is sought after. The single storey accommodation has gas central heating and double glazed windows.
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 local shopping, the village offers 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

Recently re-decorated and re-carpeted, the accommodation comprises: Entrance hall with a useful cloaks cupboard and access to the loft space. Doors lead through to the kitchen, which is fitted with a range of base units, worktops over, and a sink unit. A window overlooks the front, while a side door provides direct access to the garden.

The spacious lounge enjoys a bright and airy feel, with windows to the front and side, along with a door opening out to the rear garden. There are two well proportioned bedrooms and a bathroom fitted with a bath with shower over, WC, and wash hand basin.

OUTSIDE

Externally, a driveway to the side provides off road parking, complemented by a lawned front garden. Gated side access leads to the rear, where there is a pleasant garden mainly laid to lawn and enclosed by fencing.

SERVICES

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

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

Tax Band: D.
Shropshire Council.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Approaching from the Albrighton by-pass, continue through onto the High Street, passing the crossroads and The Crown public house, then take the third left into Mayfields Road, where the property is located a short distance along on the right hand side identified by our for sale board.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office

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Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

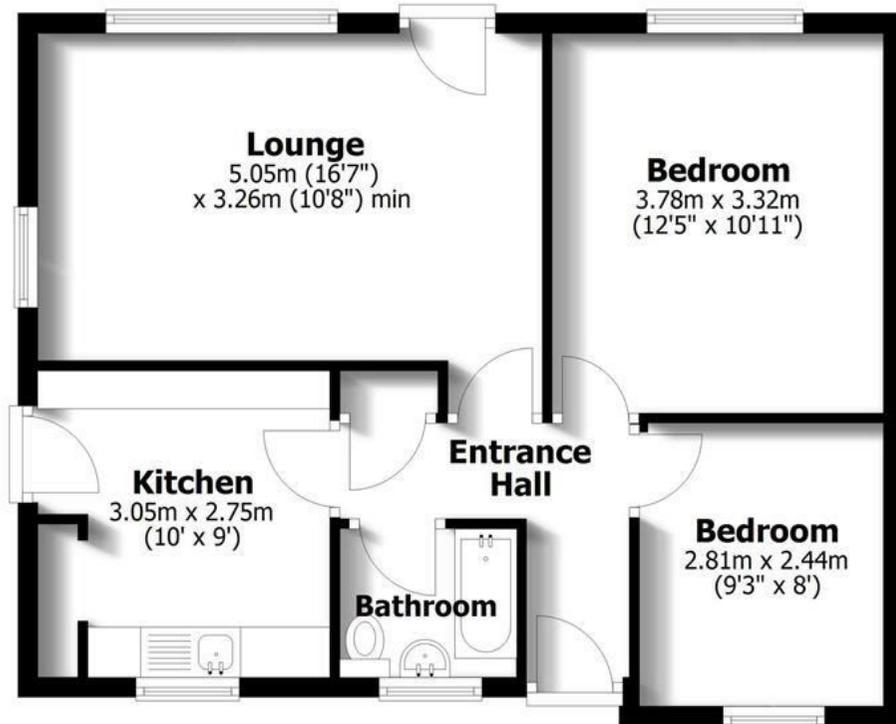
Asking Price
£220,000

EPC: D

www.berrimaneaton.co.uk

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.

**2 MAYFIELD ROAD
ALBRIGHTON**



Ground Floor



TOTAL: 54.9sq.m. 591.1sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

