



20 Millfield Road, Albrighton, Wolverhampton, WV7 3JN

BERRIMAN  
EATON

# 20 Millfield Road, Albrighton, Wolverhampton, WV7 3JN

An ideally situated modern residence forming part of a highly regarded development, providing beautifully presented two bedroom accommodation.

## LOCATION

20 Millfield Road is well situated within the development standing on the periphery of the village of Albrighton which provides a full complement of local facilities which are ideal for everyday needs. There is a thriving centre and it has always been considered to be one of the finest villages within the area in which to reside.

Communications are excellent with the nearby A41 corridor facilitating fast access to Wolverhampton and Newport, the M54 being within easy reach at Tong (J3) affording direct access to Shrewsbury, Birmingham and beyond, Albrighton Train Station provides direct services to both Shrewsbury and Birmingham. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

The property provides well-appointed and well maintained accommodation over two storeys, to the ground floor there is a lounge, guest cloak room, dining kitchen, together with two spacious bedrooms and modern bathroom on the first floor.

## ACCOMMODATION

A composite door opens into the HALL with fitted units and GUEST CLOAKROOM with WC and corner basin with tiled splash back. A door from the hall opens into the LOUNGE with laminate flooring and a double glazed front window. The DINING KITCHEN is well appointed comprising wall and base shaker style units with marble effect work surfaces integrated oven with induction hob and extractor fan above, dishwasher, fridge freezer, laminate flooring double glazed bifold doors to the rear, integrated ceiling lights, a large built in storage cupboard and a wall mounted gas boiler.

Stairs with wooden balustrade rise to the first floor LANDING. BEDROOM ONE is a double room in size with feature wall panelling and double glazed windows to the front. BEDROOM TWO is also a good size double room with double glazed windows to the rear. The BATHROOM is well appointed comprising a panelled bath with shower over, wash hand basin with tiled splash back, WC, integrated ceiling lights and double glazed window.

## OUTSIDE

There is off street parking for two vehicles to the front with electric vehicle charging point, along with a shaped lawn and paved pathway to front door. There is Gated access to the side of 22 Millfield Road

providing further access to the REAR GARDENS, having a paved pathway and shaped lawn.

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

COUNCIL TAX BAND B – 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.

### 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)

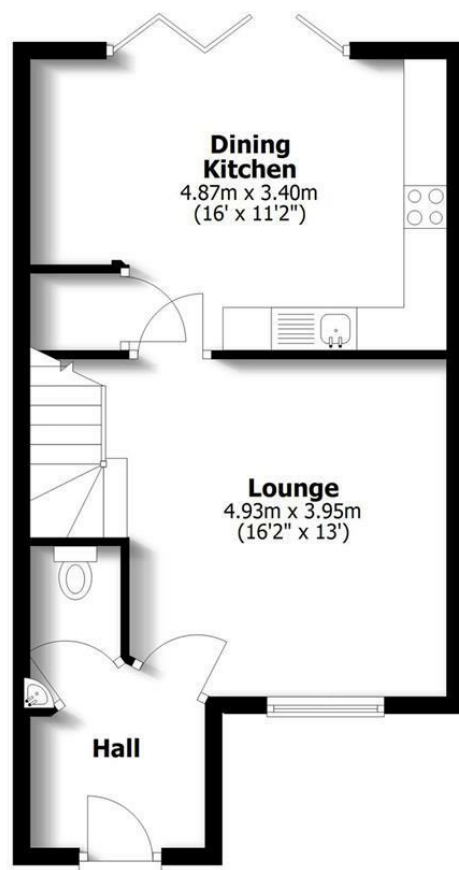
Offers Around  
£259,950

EPC: B

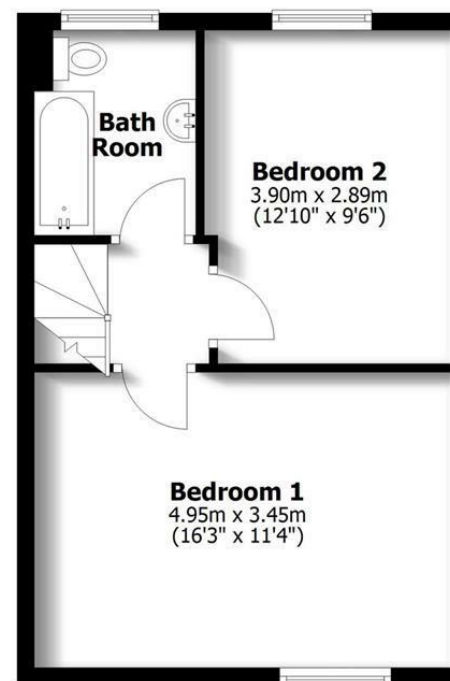
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 20 MILLFIELD ROAD ALBRIGHTON



**Ground Floor**



**First Floor**

**TOTAL: 76.7sq.m. 825sq.ft.**

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

