



44 Grange Park, Albrighton, Wolverhampton, WV7 3EN

BERRIMAN  
EATON



# 44 Grange Park, Albrighton, Wolverhampton, WV7 3EN

A three bedroom detached property providing three bedroomed accommodation in a sought after location and offering scope for updating to realise full potential

## LOCATION

The property stands within walking distance of the centre of the village with its comprehensive range of local facilities which are ideal for everyday needs. There is easy access to Wolverhampton and there is direct rail services to Shrewsbury, Birmingham and the M54 is easily accessible at J3 facilitating fast access to the entire industrial West Midlands and beyond and, furthermore, the area is well served by schooling in both sectors

## DESCRIPTION

44 Grange Park is a three bedroom detached property providing rooms of generous proportions throughout. The internal accommodation comprises three reception rooms, kitchen and guest cloak room to the ground floor together with three bedrooms and bathroom to the first floor, also benefitting from gas central heating, off street parking and an enclosed garden to the rear.

## ACCOMMODATION

A double glazed door opens into the HALL with GUEST CLOAK ROOM with WC, wash hand basin and double glazed window. The KITCHEN has wall and base cupboards, sink and drainer, space for a fridge and washing machine, integrated oven, double glazed window and door to the rear and door to the DINING room with coved ceiling, double glazed window to the rear and double doors which open into the LOUNGE with coved ceiling and a double glazed bay window to the front. The STUDY has a double glazed front window.

Stairs rise to the FIRST FLOOR LANDNING with loft access. BEDROOM ONE is a double room with a double glazed window and built in wardrobes. BEDROOM TWO and THREE have double glazed windows to the front elevation. The BATHROOM has a shower cubicle, WC, fitted cupboards, wash hand basin with vanity cupboards below, heated towel rail and a double glazed window.

## OUTSIDE

The property sits behind a shaped lawn, paved DRIVEWAY providing off street parking, car port and a GARAGE with ample storage space and glazed windows. A glazed doors provides side

access to the REAR GARDEN with a range of shrubbery, shaped lawn and a paved patio.

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

COUNCIL TAX BAND D – 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 / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

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

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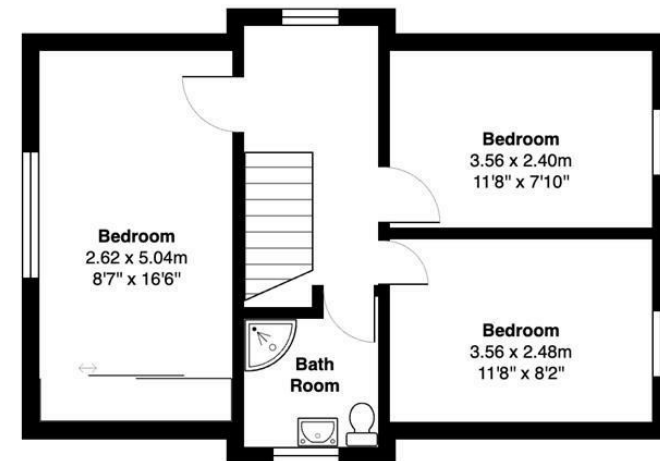
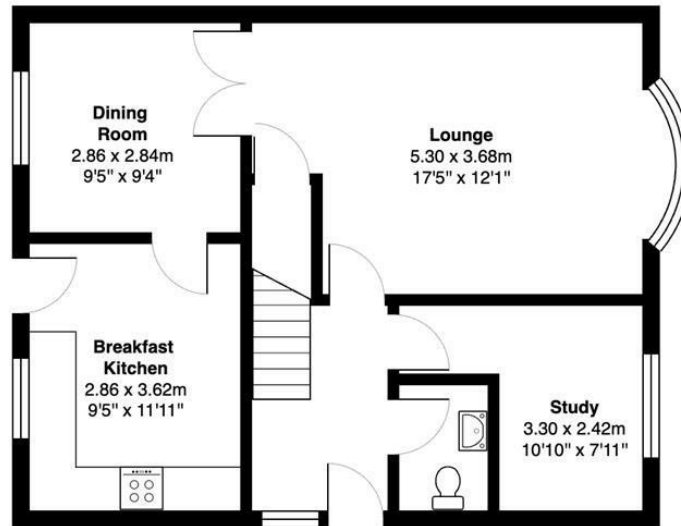
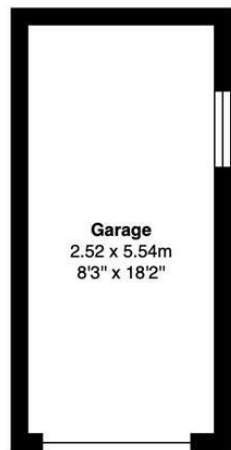
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EPC: D

**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.



Total Area: 112.8 m<sup>2</sup> ... 1214 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



