



28 Church Road, Albrighton, WV7 3LJ

Welcome to 28 Church Road, Albrighton an Extensively Renovated larger than average Three Bedroom Semi Detached House with the benefit of No Upward Chain. A delightful family home positioned in an established desirable neighbourhood on the edge of the village only moments away from well regarded schools, a medical practice and a wide range of amenities including independent shops, restaurants, traditional pubs and cafes in the high street. The current owner's impeccable taste and thoughtful design is reflected throughout the property with a harmonious blend of comfort and modern luxury finishes in a sophisticated colour palette

SHROPSHIRE COUNCIL TAX BAND: C
EPC RATING: D

DIRECTIONS: From Albrighton High Street follow the road along turning left alongside the Shrewsbury Arms into Church Road. Continue along where the property sits on the left hand side.

SAT NAV POST CODE: WV7 3LJ

What3words:///index.wrist.submerge

ACCESS Having wrought iron gated access, a hedged frontage giving privacy from the roadside and a decorative gravelled front garden providing parking along with the driveway extending to the detached single garage within the rear garden.

Overview

- A Superb Larger Than Average Newly Renovated Family Home on the edge of Albrighton village
- Three generous bedrooms serving a fabulous beautifully appointed family bathroom
- Entrance lobby perfect for kicking off those muddy boots and an inner hallway connected to the living room and dining kitchen
- Dual aspect stylish living room with its USB sockets in preparation to accommodate a media wall
- Bespoke and fabulous open plan dining kitchen taking you into a downstairs shower room combined with a utility
- Gas central heating, full double glazing and updated with anti glare lighting, new solid oak internal doors, composite front door, double bifold doors, high quality vinyl tiled flooring and plush carpets
- Albrighton is well connected with trains running from its station to Shifnal, Telford, Shrewsbury, Birmingham and beyond along with the M54 motorway networks via (J3) Tong
- NO UPWARD CHAIN

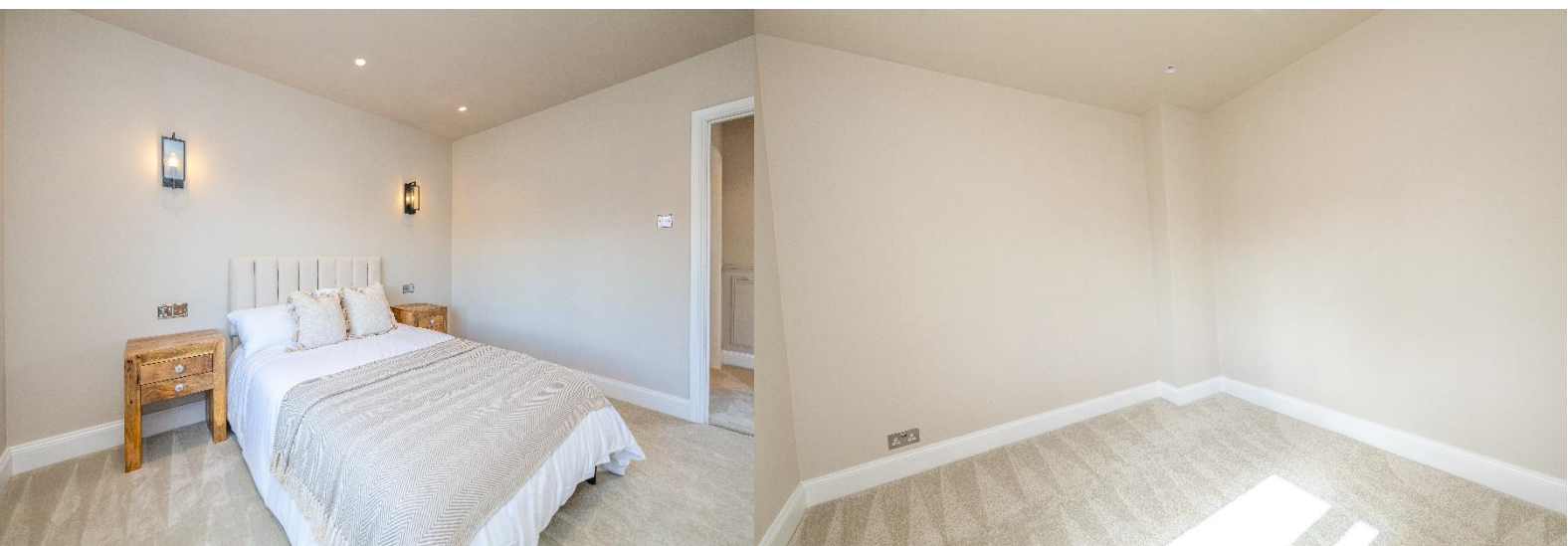
ACCOMMODATION A brick built Entrance Porch with a pitched tiled roof, lighting alongside and a new modern composite entrance door gives access to **ENTRANCE LOBBY** A great space for use as a boot room with lighting, vinyl flooring and a door to **INNER HALLWAY** Having a central staircase to the upper floor, downlighting, dimmer switch control and enhanced with stylish modern new glazed doors connecting to the living room and dining kitchen along with the luxury vinyl herringbone tiled flooring adding a stylish finish. **LIVING ROOM** A light and bright room enjoying a dual aspect with French doors framing the rear garden, a front facing window, downlighting, carpet, marble window cills, two column radiators and the shelved walls inset with lighting either side of the media wall also enhanced with downlighting is so stylish creating the perfect finishing touch. **OPEN PLAN DINING KITCHEN** Bespoke and exceptionally appointed overlooking a triple aspect with a well designed layout displaying an array of contemporary cupboards, soft close drawers and sleek marble topped work surfaces with matching upstands extending to a breakfast dining area. In addition there's a five burner induction hob with a marble splashback and an extractor unit above, composite sink and boiling tap along with integrated appliances including a fridge/freezer, dishwasher, a microwave and double oven beneath. The luxury vinyl tiled flooring adds further appeal and maximising natural light double opening bifold doors connect to the rear garden perfect for family gatherings. Downlighting and under cupboard lighting also blend harmoniously to create a wonderful cosy evening atmosphere as well as the two radiators providing warmth. Adding further convenience a walk-in pantry provides even more storage for those extra household essentials and completing the ground floor layout an impressively styled **DOWNSTAIRS SHOWER ROOM ACCOMMODATES A UTILITY** Laid with luxury vinyl tiled flooring and having dual aspect privacy windows, downlighting, extractor fan, a column radiator, attractive wet board wall covering within the shower enclosure having a fixed head rain shower with hand held attachment. **W.C.**, pedestal sink with mixer tap, luxury vinyl tiled flooring



An attractive decorative wall panelled staircase laid with stair rod carpeting rises to the **FIRST FLOOR SPLIT LANDING** Also having decorative wall panelling, carpet, a radiator, ceiling light and a rear aspect stairhead window with a marble cill. **BEDROOM ONE** A generous front facing room large enough for a superking sized bed and beautifully appointed in a modern finish showcasing a panelled wall, marble window cill, plush carpet, radiator, downlighting and bedside lighting along with non glare dimmer switches and a walk-in wardrobe. **BEDROOM TWO** Front facing also having space for a large bed and featuring a marble window cill, downlighting, plush carpet, radiator, and a walk-in wardrobe. **THIRD BEDROOM** Offering the flexibility for use as a nursery or home office overlooking the rear aspect featuring a marble window cill, plush carpet, downlighting and a radiator. **FAMILY BATHROOM** Having a rear aspect privacy window and stylishly appointed with luxury vinyl tiled flooring, radiator with towel rail, extractor fan, downlighting and a contemporary suite comprising of a panelled bath, shower screen, fixed rainhead shower and hand held attachment, W.C., a demisting wall mirror with dual vanity units beneath having under basin storage in a soft Costswold green colour palette along with a part panelled wall creating a further highlight.

Alongside the property within the tandem driveway hot and cold water taps have been thoughtfully installed as a further useful addition. **REAR GARDEN** Well laid out and of good proportions with boundary fence panelling giving privacy, a large gravelled seating area bordering the lawn and the tropical trees create a real focal point. **SINGLE DETACHED PRECAST CONCRETE GARAGE** **SHROPSHIRE COUNCIL TAX BAND: C** **EPC RATING: D** **DIRECTIONS:** From Albrighton High Street follow the road along turning left alongside the Shrewsbury Arms into Church Road. Continue along where the property sits on the left hand side. **SAT NAV POST CODE: WV7 3LJ**
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If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

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Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



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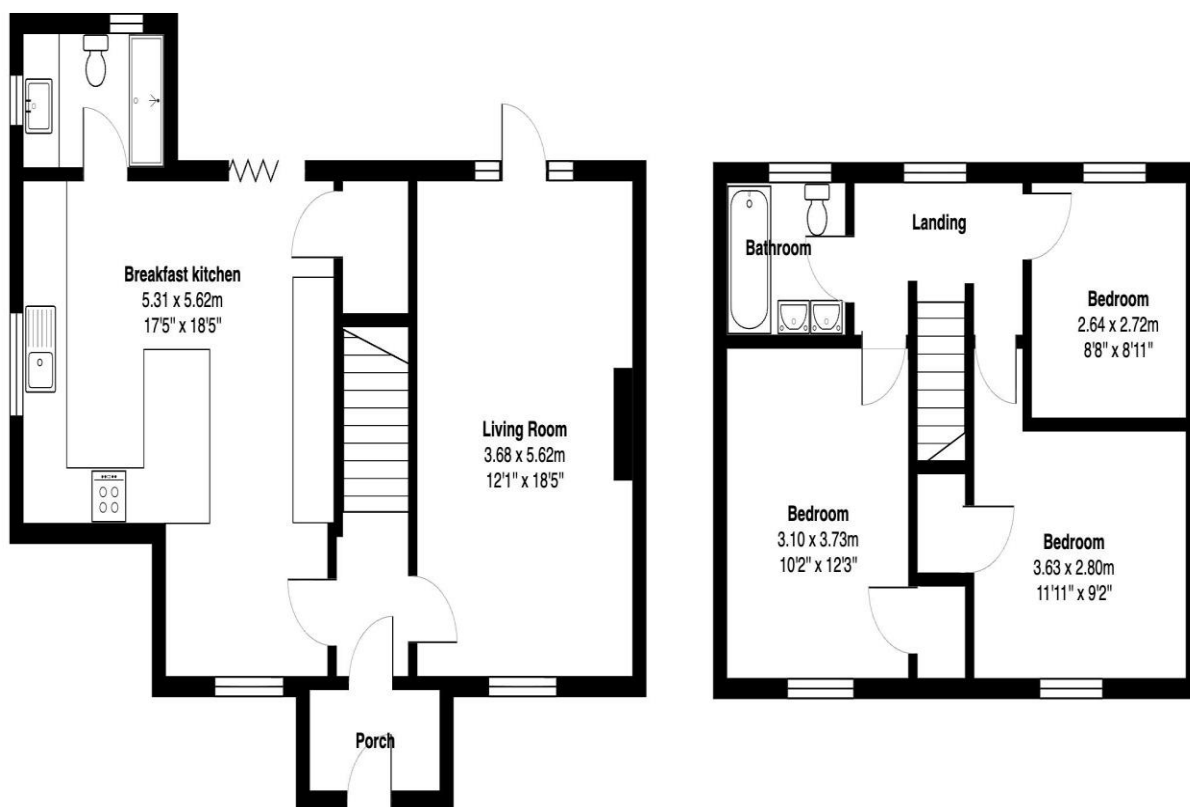
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Total Area: 105.4 m² ... 1134 ft²

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)



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