77 Station Road, Albrighton, Wolverhampton, WV7 3DP

BERRIMAN
EATON

77 Station Road, Albrighton, Wolverhampton, WV7 3DP

A deceptively large five bedroom semi detached property
close to the heart of a sought-after Shropshire village.
NO UPWARD CHAIN

LOCATION

The property stands within easy walking distance of both Albrighton Train Station and 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 are direct rail services to Shrewsbury and Birmingham and the M54 is easily accessible at J3 facilitating fast access to the entire industrial West Midlands and beyond, furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

77 Station Road has previously been extended to create a deceptively large five bedroom semi detached property. There is a large, L-shaped reception room to the ground floor which provides ample space for both seating and dining, there is a good size kitchen with a door to the garden and a laundry with internal access to the garage. The first floor has four bedrooms and a bathroom and the loft was converted some years ago prior to the owner's tenure and provides a fifth bedroom.

There is a driveway to the front, a garage and a rear garden along with double glazing and gas central heating.

ACCOMMODATION

An open, arched PORCH has a step up to a composite glazed door which opens into the HALL with tiled flooring. A glazed door opens into the large L-SHAPED RECEPTION ROOM with ample space for both seating and dining with a double glazed window to the front, coved ceiling, a coal effect gas fire set in a formal surround and glazed double doors open into the KITCHEN with a range of solid wood wall and base units with butchers block working surfaces with tiled splash back, a five ring Bosch gas hob with picture glass splash back and filtration unit above, a ceramic sink and drainer, integrated dishwasher, integrated wine cooler, integrated AEG electric oven and microwave oven and grill, integrated fridge freezer, tiled flooring and double glazed windows and a double glazed door into the rear garden. A door from the hall opens into the LAUNDRY with an under stairs storage cupboard, a range of wall and base units with one housing the wall mounted gas fired central heating boiler, a ceramic sink and drainer, space and plumbing for a washing machine and tumble dryer, a double glazed door and window to the rear garden, an internal door to the garage and a GUEST CLOAKROOM with a WC, corner wash basin with cupboards beneath and tiled floor.

Stairs with wooden balustrading rise to the first floor split level landing with a large storage cupboard with slatted shelving and a double glazed door opening onto a balcony with wrought iron balustrading. BEDROOM ONE is a good size double with a double glazed window to the front, BEDROOM TWO is also double in size with a double glazed window to the rear and built in wardrobes, BEDROOM THREE is currently being used as a sitting room but is also double in size with a double glazed window to the front. BEDROOM FOUR is a good size with a double glazed window to the front and the HOUSE BATHROOM has a P-shaped bath with shower over, pedestal wash basin, WC, linen cupboard with slatted shelving, tiled floor, part tiled walls, heated ladder towel rail and a double glazed window.

A further staircase with wooden balustrading rises to BEDROOM FIVE with reduced height in part with a large Velux window to the rear and a second Velux window to the front and there is under eaves storage.

OUTSIDE

77 Station Road sits behind a low rise brick with shaped lawn with planted and flowering shrubs and trees to the border. There is a DRIVEWAY laid in brick paviours leading to the GARAGE which has an up and over door, electric light and power, concrete floor and an internal door to the laundry.

The REAR GARDEN has a paved patio to the rear of the property providing ample space for al fresco dining, there is a planted low rise wall with steps rising to the shaped lawn with planted and flowering borders and a shed.

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 three main providers have 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 risk.

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Wombourne Office
01902 326366
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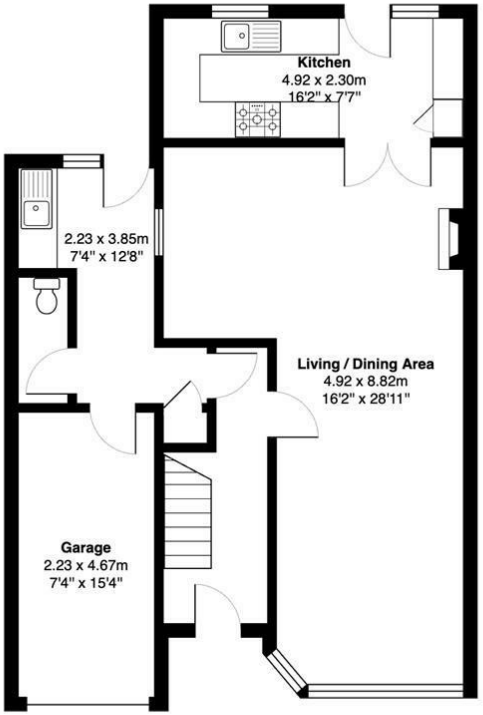
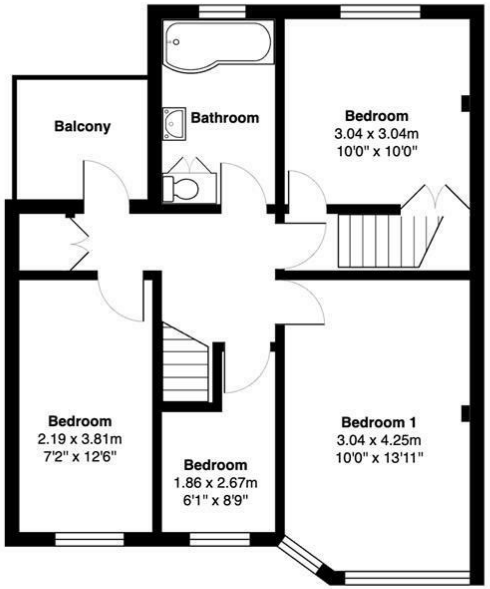
www.berrimaneaton.co.uk

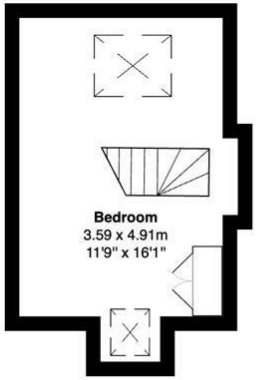
Offers Around
£379,950

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: 146.4 m² ... 1576 ft² (excluding balcony)

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 JOEWPHOTOGRAPHY.CO.UK)

CAT LOVERS
ARE SUNSAFE!