



The Laurels

Wolverhampton, WV7 3AJ

Andrew Grant

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Albrighton, Wolverhampton, WV7 3AJ

3 Bedrooms 1 Bathroom 2 Reception Rooms

A substantial Victorian semi-detached home with versatile accommodation, a generous garden and ample parking, offered with or without a tenant in situ.

- This characterful Victorian home offers substantial accommodation arranged across three floors and is being sold with or without the existing tenant remaining in occupation, with a rental income of £900pcm.
- Two generous reception rooms provide flexibility for everyday living, including a front dining room currently used as a fourth bedroom and a living room centred around a brick fireplace.
- Three bedrooms are arranged across the upper floors, with two rooms and a spacious contemporary bathroom on the first floor and a substantial primary bedroom above.
- The established rear garden provides an extensive outdoor space with a broad lawn, mature trees and planting, paved seating areas and useful timber sheds.
- A large parking area to the side of the home provides off road space for multiple vehicles, with gated access leading into the rear garden.
- The Laurels occupies an established position in Albrighton, providing access to local amenities, schooling and transport connections serving Wolverhampton and the wider surrounding area.

1640 sq ft (152.3 sq m)





The kitchen

The kitchen forms a practical working space at the rear of the home, connecting the living room with the utility. Timber cabinetry extends around the room with ample work surfaces and a window above the sink. A range cooker with extractor provides the principal cooking facilities, while further appliance spaces support everyday use. From here, a door opens to patio.





The living room

Generous proportions make the living room a comfortable principal reception space for everyday relaxation. A brick fireplace creates a strong focal point, complemented by exposed timber detailing. Windows to two elevations bring an open aspect to the room, while direct connections to the hall and kitchen allow it to sit naturally at the heart of the ground floor accommodation.





The dining room/fourth bedroom

The dining room provides a versatile second reception space at the front of the home and is currently used as a bedroom. A wide bay window, decorative ceiling detailing and fireplace contribute to its period character. Its generous proportions allow the room to accommodate dining, working or additional sleeping arrangements according to individual requirements, with access directly from the entrance hall.





The utility

Beyond the kitchen, the utility provides a dedicated area for laundry and household tasks. Space is available for appliances alongside practical work and storage areas.



The primary bedroom

Occupying the second floor, the primary bedroom creates a substantial retreat separated from the remaining sleeping accommodation. Sloping ceilings and exposed timbers reflect its position within the upper level, while a side window provides an outlook across the surrounding countryside. Its generous footprint allows clear areas for sleeping and additional furniture, with the staircase opening directly into the room.





The second bedroom

The second bedroom is a well proportioned double room on the first floor. A window overlooks the front of the home across open fields, while two built-in wardrobes allow the room to accommodate additional furniture comfortably.





The third bedroom

Suited to use as a single bedroom, nursery or home office, the third bedroom adds valuable flexibility to the first floor. Its window faces the rear garden and the straightforward layout makes practical use of the space.





The bathroom

The spacious bathroom brings together a contemporary four piece suite within a generous first floor setting. A freestanding bath and separate walk-in shower enclosure provide a choice of bathing facilities, accompanied by a WC and vanity unit with twin basins. Panelled walls and patterned flooring complete the room, while a window provides ventilation.







The garden

Extending behind the home, the generous garden provides a substantial outdoor area with scope for recreation, gardening and seating. A broad lawn is accompanied by mature trees, established boundary planting and paved areas beside the property. A low stone retaining wall adds definition near the home, while timber sheds provide useful space for garden equipment.





The driveway and parking

A large parking area extends along the side of the property, providing off road space for multiple vehicles. The broad gravelled surface allows practical access and manoeuvring, with established planting and fencing marking its edges. Gated access continues into the rear garden, creating a convenient connection between the parking area and outdoor space.



Location

The Laurels occupies an established position in Albrighton, with access to a range of amenities supporting everyday life. The surrounding area provides shops, services and schooling, while local transport connections offer routes towards Wolverhampton and neighbouring centres. The village setting combines residential surroundings with access to the wider countryside, providing opportunities to enjoy outdoor pursuits alongside the convenience of nearby facilities. Road and public transport links support travel throughout the region, making the location suitable for those balancing local life with regular commuting.

Services

The property benefits from mains gas, electricity, water and drainage.

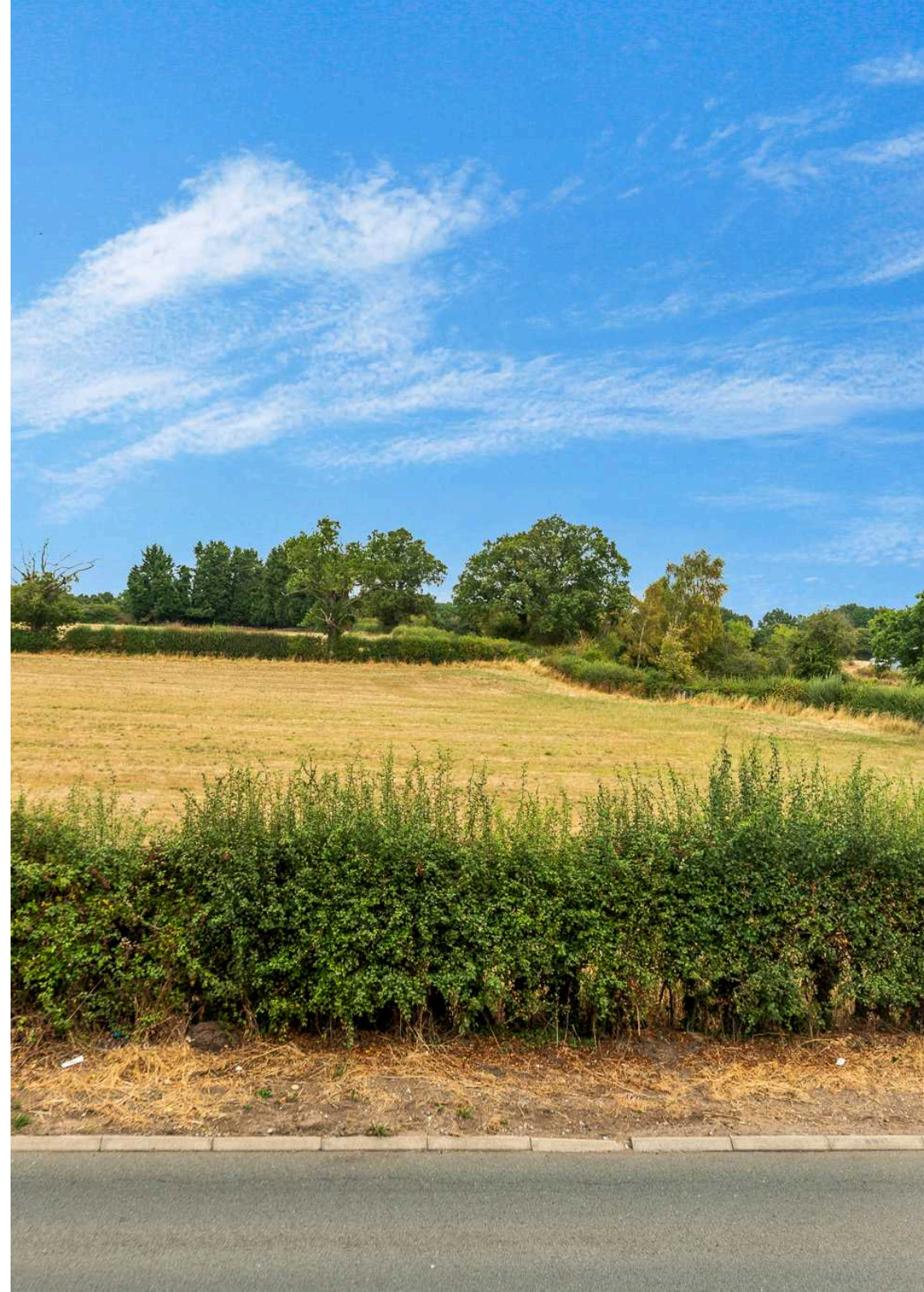
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

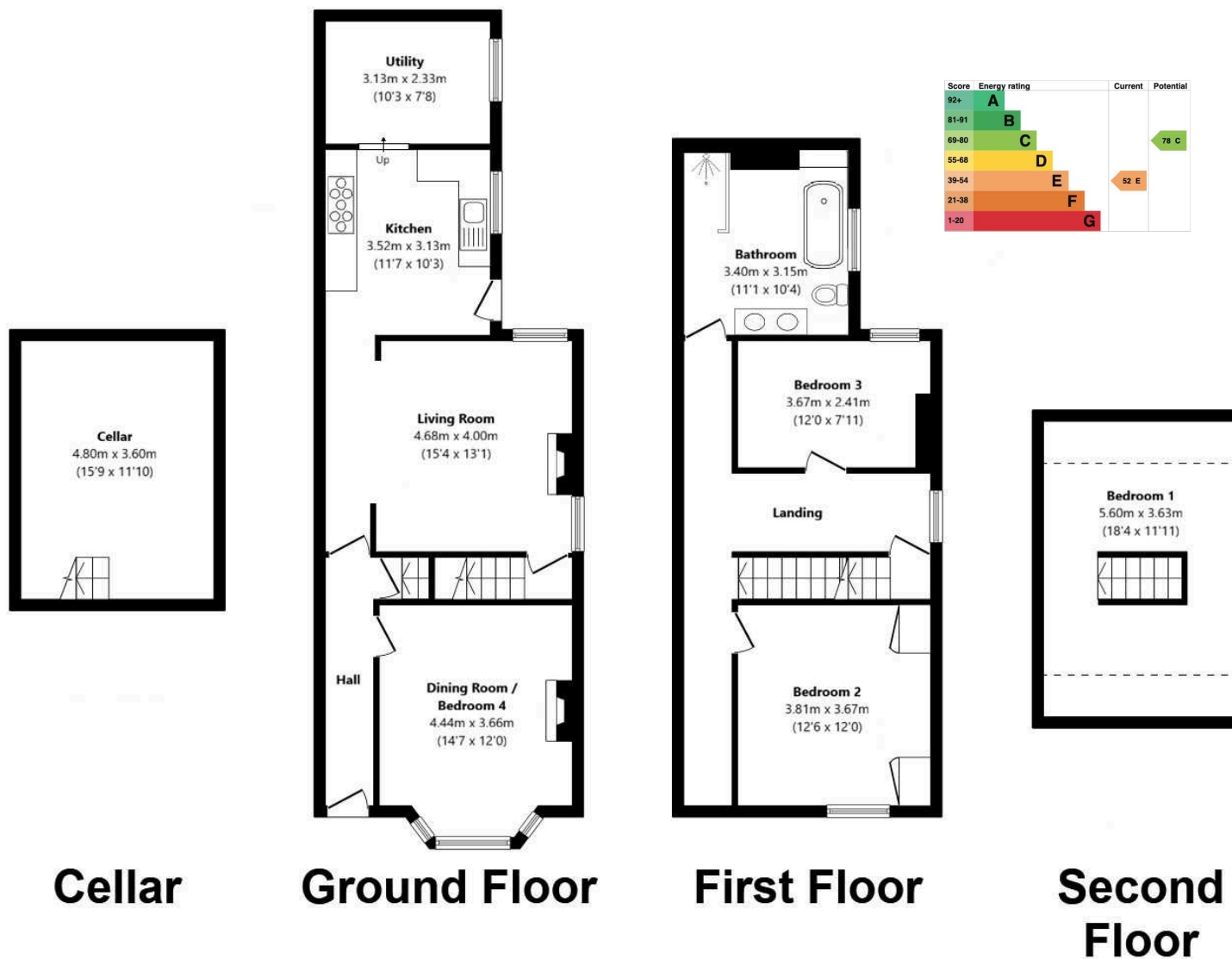
Mobile Coverage: Likely available from EE, Three, Vodafone and O2. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C





Total floor area 152.3 sq.m. (1,640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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