



89 Station Road, Albrighton, Wolverhampton, WV7 3DP

BERRIMAN
EATON

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A three bedroom semi detached property standing in a convenient location close to the facilities and amenities provided by Albrighton village centre

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

89 Station Road provides accommodation of generous proportion comprising a lounge, dining room, kitchen and utility to the ground floor together with three bedrooms and a bathroom to the first floor, also benefitting from off street parking, a garage, enclosed garden to the rear, double glazing and gas central heating.

ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL with understairs storage cupboard and a door to the LOUNGE having wiring for wall lights, double glazed window to the front and glazed doors into the DINING ROOM, having French doors to the rear. The KITCHEN comprises wall and base units with fitted working surface, integrated oven with four ring hob above, sink and drainer, space for a washer/dryer, and double glazed window and door to the UTILITY with wall and base units, space for a fridge and double glazed door to the side elevation.

Stairs rise to the FIRST FLOOR LANDING with double glazed window. BEDROOM ONE is a double room with a range of fitted wardrobes with shelving and sliding doors, laminate flooring and a double glazed bay window to the front. BEDROOM TWO is a double room with fitted wardrobes with sliding doors and a double glazed window. BEDROOM THREE has laminate flooring and a double glazed window to the front. The BATHROOM is a good size with panelled bath, WC, wash hand basin, chrome heated towel rail, and a window to the rear.

OUTSIDE

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 of the four main providers have likely coverage indoor with all four having likely coverage outdoor.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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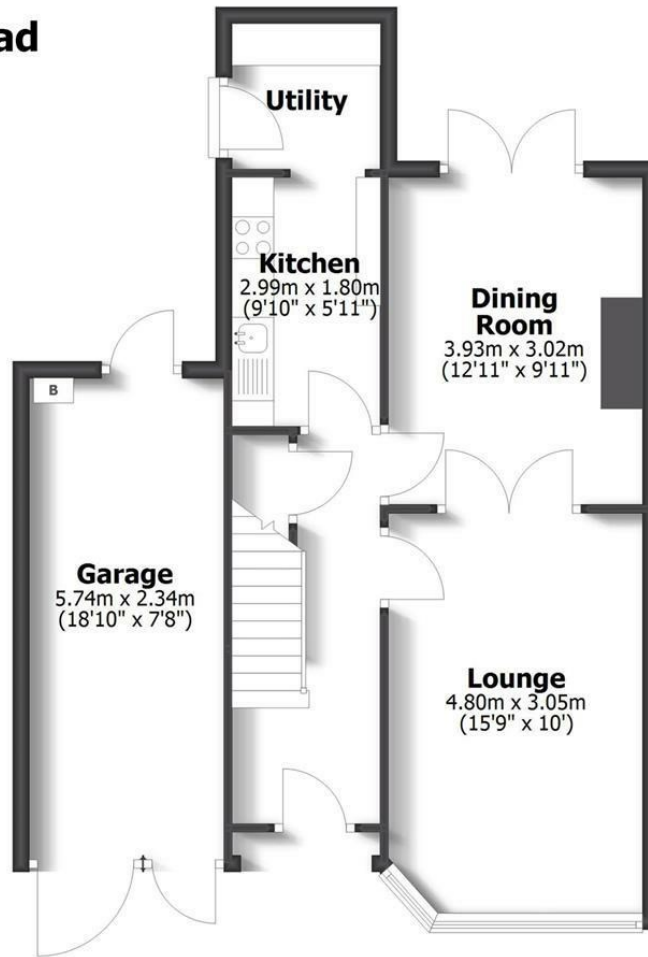
Offers Around
£269,950

EPC: C

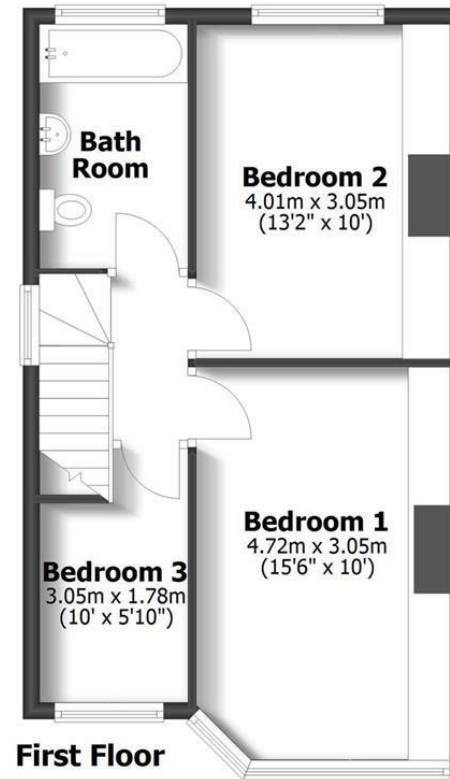
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



89 Station Road Albrighton



Ground Floor



HOUSE: 87.3sq.m. 940sq.ft.
 GARAGE: 13.4sq.m. 144sq.ft.
TOTAL: 100.7sq.m. 1084sq.ft.

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

