



**36 Bowling Green Lane
Albrighton, WV7 3HL**

Offers in excess of £290,000

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME *NO UPWARD CHAIN*

This superb property has recently undergone a full refurb and enjoys a convenient location within short walking distance of excellent local schools, shops, train station and amenities in this highly favoured village. Offering stylish and modern family living, this accommodation comprises entrance hall, lounge, newly fitted kitchen/diner and shower room, three bedrooms and a magnificent 150 ft rear garden.

The property benefits from a garage, workshop, driveway affording off road parking for several vehicles and double glazing throughout. With ample room to extend STPP.

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LOCATION

The village of Albrighton offers a wealth of amenities including local independent shops, restaurants, schools, pubs, garden centre, dentist, doctors and post office and is well placed for access to Wolverhampton (approx 8 miles), Bridgnorth (approx 12 miles), Telford (approx 11 miles), Shifnal (approx 6 miles), with easy access to the M54. Albrighton train station is also conveniently within short walking distance.

Albrighton is home to David Austin Roses, which is considered to be one of the most beautiful rose gardens in the world, and is within close proximity of RAF Cosford.

FRONT



Having an area of lawn, large driveway affording off road parking for several vehicles, car port and garage (which leads into the workshop). With access to the rear of the property via the car port.

PORCH

An integrated porch with tile flooring.

HALL



A bright and spacious hall having carpeted flooring, radiator, coving to the ceiling and window to the side.

With doors leading into the lounge and the kitchen/diner and balustrade staircase leading to the first floor.

LOUNGE



Having windows to the front, carpeted flooring, radiator, recess with storage and gas fireplace with brick surround.



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KITCHEN/DINER



A fabulous, light filled space having laminate flooring, radiator, pantry, fitted kitchen with matching wall, base and drawer units, stainless steel sink, 1.5 upstand and laminate worktops. With space and plumbing for white goods and ample space for a dining table.

Benefitting from an integrated electric oven and hob with extractor over. With window to the rear, sliding doors leading onto the rear patio and wooden door leading into the side entrance.



SIDE ENTRANCE

Having tile flooring, door to storage room which houses the boiler and door onto the side of the property.

LANDING



Having carpeted flooring, window to the side and doors into the shower room and three bedrooms. With loft hatch providing access to the space above, which is part boarded and has power.

BEDROOM ONE



Having carpeted flooring, radiator and windows to the front.



BEDROOM THREE



BEDROOM TWO



A second double bedroom having carpeted flooring, radiator and windows to the rear.



Having carpeted flooring and window to the front.

SHOWER ROOM



A contemporary shower room having lino flooring, chrome heated towel rail, obscure window to the rear, corner shower, concealed cistern WC and vanity unit with inset hand washbasin.

REAR



A magnificent private and enclosed space, having a 150ft rear garden, green house, patio area and water tap.



GARAGE

With power and an electric roller door for added security. With door into the workshop.

WORKSHOP

A fabulous space, having power, shelving, numerous work benches, obscure window to the side and doors to the side opening onto the rear patio.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - C

Shropshire CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

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FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

We are informed by the vendor that all mains services are connected.

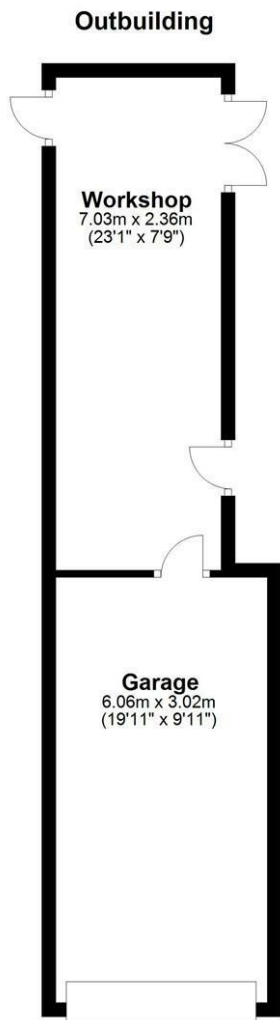
TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

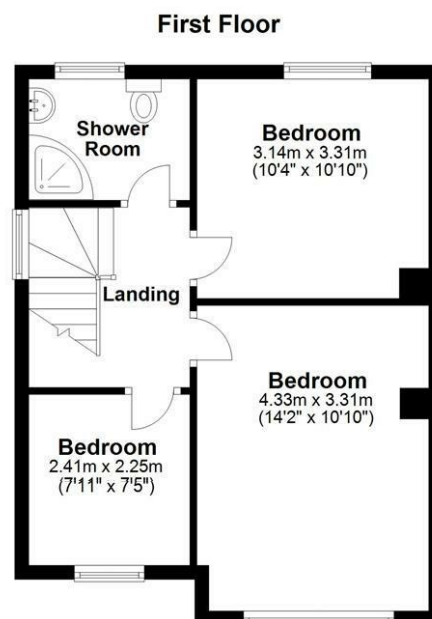
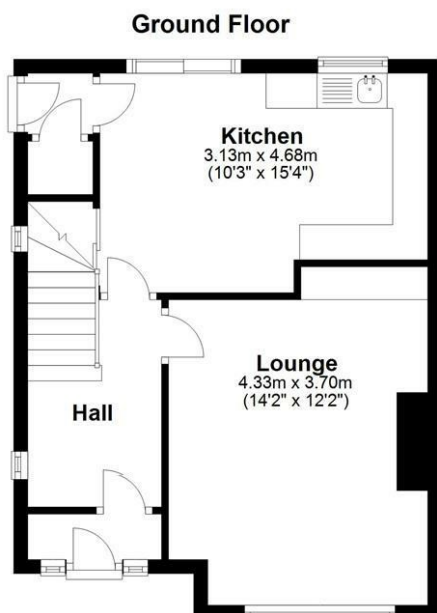





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Albrighton

MEASUREMENTS ARE APPROXIMATE.
NOT TO SCALE.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 