



18 Millfield Road, Albrighton, Wolverhampton, WV7 3JN

BERRIMAN  
EATON



# 18 Millfield Road, Albrighton, Wolverhampton, WV7 3JN

A beautifully situated modern residence forming part of a highly regarded development, providing well-presented two bedroom accommodation.

## LOCATION

18 Millfield Road is well situated within the development standing on the periphery of the village of Albrighton which provides a full complement of local facilities which are ideal for everyday needs. There is a thriving centre and it has always been considered to be one of the finest villages within the area in which to reside.

Communications are excellent with the nearby A41 corridor facilitating fast access to Wolverhampton and Newport, the M54 being within easy reach at Tong (J3) affording direct access to Shrewsbury, Birmingham and beyond, Albrighton Train Station provides direct services to both Shrewsbury and Birmingham. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

The property provides well-appointed and well maintained accommodation over two storeys, to the ground floor there is a lounge, guest cloak room, dining kitchen together with two spacious bedrooms and modern bathroom on the first floor.

## ACCOMMODATION

A composite door opens into the RECEPTION HALL with Amtico flooring throughout, a GUEST-CLOAK ROOM with WC and wash hand basin. The LOUNGE has a double glazed window to the front and a door to the DINING KITCHEN with wall and base high gloss mounted units, with fitted marble effect work top, a range of integrated appliances including oven with induction hob and extractor fan above, fridge freezer, dishwasher and a washing machine/tumble dryer, integrated ceiling lights and double glazed bifold doors to the rear.

Stairs with wooden balustrades rise to the FIRST FLOOR LANDING. BEDROOM ONE is a good size double room with double glazed window to the front, wall recess providing space for fitted wardrobes. BEDROOM TWO is a double room with a window to the rear. The HOUSE BATHROOM has a panelled bath with shower over, WC, wash hand basin, chrome heated towel rail, part tiled walls and a window to the rear elevation.

## OUTSIDE

There is off street parking for two vehicles to the front along with a shaped lawn and paved pathway to front door. There is Gated access to the side of 22 Millfield Road providing further access to the REAR GARDENS, having a paved pathway and shaped lawn.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – 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 indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

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### Bridgnorth Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

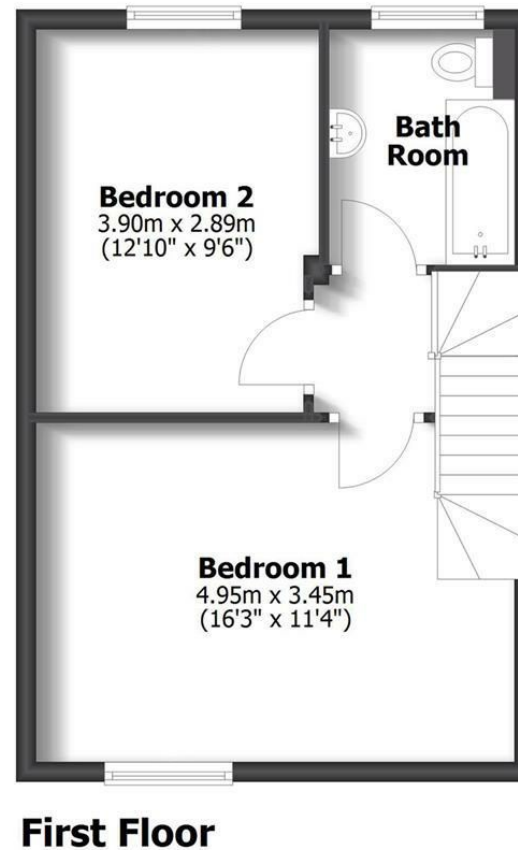
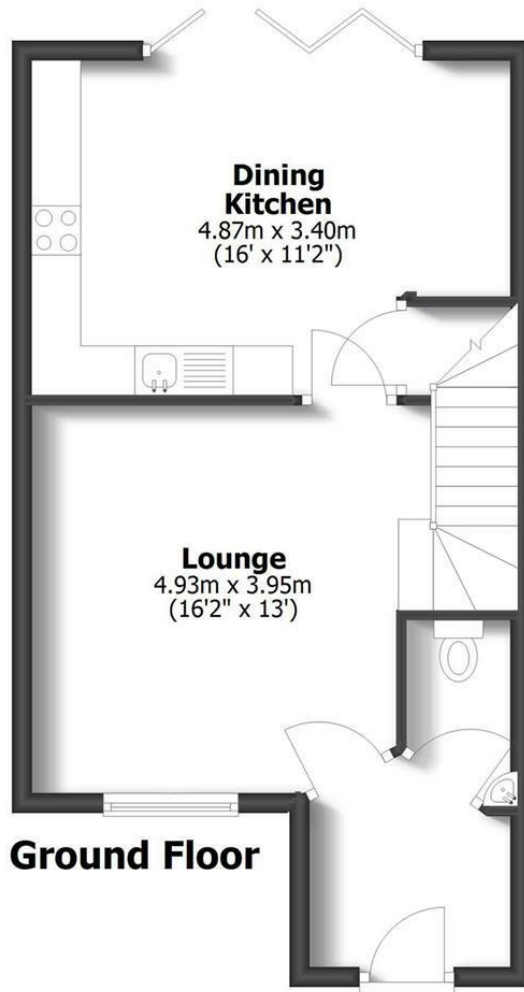
Offers Around  
£235,000

EPC: B

**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.



## 18 Millfield Road Albrighton



HOUSE: 74.4sq.m. 801sq.ft.  
**TOTAL: 86.3sq.m. 929sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



