



8 The Orchard, Albrighton, Wolverhampton, WV7 3RE

BERRIMAN
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An end of cul-de-sac dormer residence with principal accommodation including the main bedroom all arranged over the ground floor with two further bedrooms and a shower room on the first floor, all standing within easy walking distance of the village centre

LOCATION

The Orchard is a small cul-de-sac lying just off Cross Road within a few minutes stroll of the wide variety of local facilities afforded by the centre of Albrighton itself. There are more than adequate facilities for everyday needs and communications are excellent with Albrighton Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being easily accessible at J3.

DESCRIPTION

8 The Orchard is a particularly well laid out property with the majority of the rooms being on the ground floor, including a fine main bedroom suite, making the property ideal for those wishing to live over a single storey. There are a further two double bedrooms to the first floor and the house stands in a lovely position at the end of the cul-de-sac with a charming garden to the rear.

The property has been well maintained over the years and benefits from double glazed windows, gas fired central heating and kitchen and bathroom suites of quality.

ACCOMMODATION

A panelled front door opens into the HALL with integrated ceiling lighting, a cloaks and storage cupboard and a GUEST CLOAKROOM with a white suite of pedestal basin and a WC, part tiled walls, coat hooks and a double glazed window. The LOUNGE is a superbly proportioned room with a light elevation with double glazed windows to the front and side, living flame coal effect gas fire with formal, marble surround, coved ceiling and integrated ceiling lighting. There is a DINING KITCHEN with a full range of wall and base mounted cupboards, space for a range style cooker with stainless steel extraction chimney above, plumbing for a dishwasher, part tiled walls, ample space for dining, integrated ceiling lighting and a wide open doorway through into the GARDEN ROOM with double glazed windows to two sides, integrated ceiling lighting and French doors to the garden. An open door from the kitchen leads to the LAUNDRY with plumbing for a washing machine, storage cupboards and feature panels of glazed bricks into the garden room. There is a SITTING ROOM with ceiling coving and a double glazed window.

The PRINCIPAL BEDROOM SUITE has a door from the hallway opening into the DRESSING ROOM with a comprehensive range of fitted bedroom furniture including wardrobes, cupboards and drawers, integrated ceiling lighting and a door into the BEDROOM which is a good double room in size with a double glazed window overlooking the rear garden, fitted display shelving, integrated ceiling lighting and a door into the SHOWER ROOM with a well appointed white suite of WC set within a vanity unit with cupboards beneath, WC with concealed flush and further cupboards, separate fully tiled shower, part tiled walls, a chrome towel rail radiator and a double glazed window.

Stairs from the hall rise to the first floor landing with a boiler cupboard with wall mounted gas fired central heating boiler and slatted shelving. BEDROOMS TWO and THREE are both double bedrooms in size and both have fitted wardrobes and there is a SHOWER ROOM with a white suite of WC, pedestal basin and bidet together with a fully tiled corner shower, tiled walls and a double glazed window.

OUTSIDE

The property stands in a good, corner position with TWIN DRIVEWAYS laid in tarmacadam providing ample off street parking with a large gravelled front bed. There is a GARAGE with remote control door, concrete floor, electric light and power, fitted wall shelving and a courtesy door to the rear. There is side access to a rear COURTYARD with the door into the garage and a secured door to the side paved terrace together with a further paved patio to the rear of the property with the shaped lawn beyond with well stocked and matured beds and borders. There is a covered seating area and a high degree of privacy together with a matured green backdrop, an external water supply and a timber garden shed.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E - Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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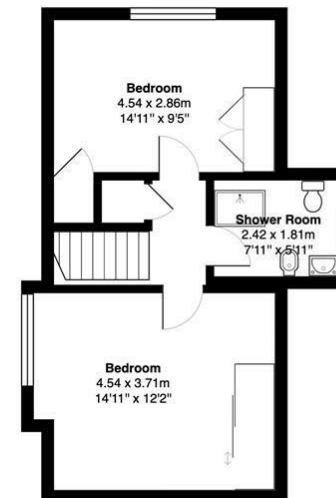
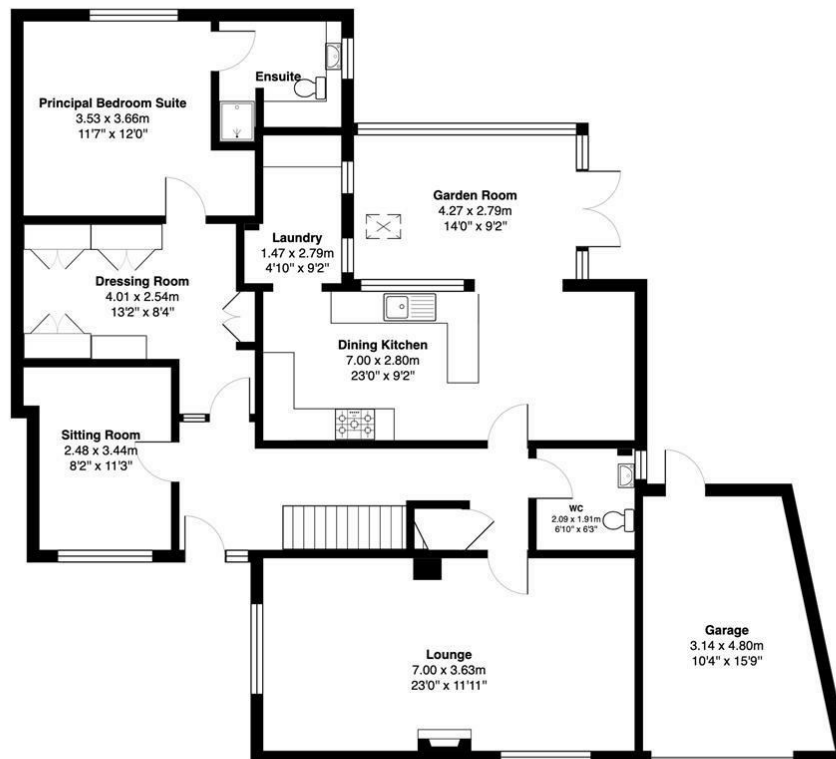
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www.berrimaneaton.co.uk

Offers Around
£485,000

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: 180.7 m² ... 1945 ft²

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 JOEENPHOTOGRAPHY.CO.UK)

