11 The Orchard, Albrighton, Wolverhampton, WV7 3RE

BERRIMAN
EATON

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A well-presented and generously proportioned four-bedroom detached property, ideally located 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

11 The Orchard is a well-presented, spacious four-bedroom detached home arranged over two storeys, offering well-proportioned accommodation throughout. The ground floor has two reception rooms, a kitchen, laundry and guest cloakroom, while the first floor comprises four good-sized bedrooms and two bath/shower rooms.

Situated towards the end of the cul-de-sac, the property benefits from off-street parking to the front and a private, well-maintained rear garden.

ACCOMMODATION

The front door opens into the PORCH with tiled flooring, double glazed windows and a further door opening into the ENTRANCE HALL having laminate flooring and a GUEST CLOAKROOM with WC, wash basin and a window to front. From the hall a door opens into the LOUNGE having laminate flooring, a double glazed window to the front, French doors to the rear and a door to the DINING ROOM having laminate flooring and a double glazed rear window. The KITCHEN comprises wall and base mounted cupboards, space for a range style cooker, a sink and drainer, an integrated fridge and dishwasher, a double glazed rear window and a door opening into the LAUNDRY having plumbing for a washing machine and space for a fridge freezer, a double glazed side door and a door to the garage.

Stairs with wooden balustrading rise to the first floor LANDING having an airing cupboard. The PRINCIPAL SUITE comprises a double room with a double glazed front window and an ENSUITE BATHROOM with a panelled bath and separate shower cubicle, wash basin, WC, tiled walls and a double glazed window to the rear. BEDROOMS TWO and THREE are both double rooms in size with built in storage cupboards and double glazed window and BEDROOM FOUR is a good size room with a built in storage cupboard and a double glazed window to the rear. The HOUSE BATHROOM has a panelled bath with a shower over, a wash basin, WC and a double glazed window to the front elevation.

OUTSIDE

The property stands behind an attractive frontage having a paved DRIVEWAY affording off street parking for several vehicles, a shaped lawn and a GARAGE providing ample storage space and a wall mounted gas boiler. There is gated side access leading to the well maintained, private REAR GARDEN which is laid to lawn with a paved patio and, stocked beds and a hedged border.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:
https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

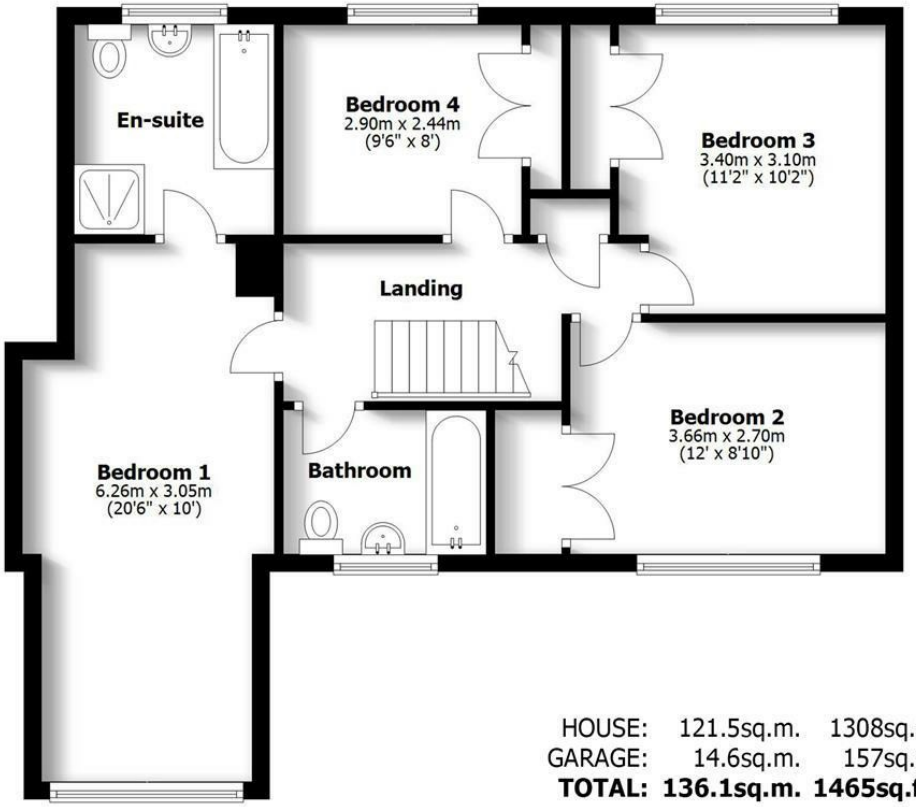
Offers Around
£545,000

EPC: E

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.

11 THE ORCHARD
ALBRIGHTON

Ground Floor



First Floor

HOUSE:	121.5sq.m.	1308sq.ft.
GARAGE:	14.6sq.m.	157sq.ft.
TOTAL:	**136.1sq.m.**	**1465sq.ft.**

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