



9 Fair Lawn, Albrighton, Wolverhampton, Shropshire, WV7 3QF

BERRIMAN  
EATON



## 9 Fair Lawn, Albrighton, Wolverhampton, Shropshire, WV7 3QF

With a garage and through dining kitchen, the property also has a downstairs WC and utility. This semi-detached home is very close walking distance to the train station and local shops in a quiet residential area.

Bridgnorth - 10 miles, Wolverhampton - 8 miles, Telford - 10 miles, Shrewsbury - 23 miles, Birmingham - 27 miles.  
(All distances are approximate).

### LOCATION

Just a short stroll from local shopping, the village offers an excellent array of amenities to include shops, supermarket, primary school, cafes, pubs, restaurants and medical facilities which are all easily accessible. This Shropshire location has its own local train service, whilst the M54 (Junction 3) facilitates fast access to Telford, Cannock, Stafford, Birmingham and beyond. Home to the David Austin Roses Nursery and RAF Cosford Museum, there is plenty of historic interest in the area with good surrounding countryside for walks.

### ACCOMMODATION

Entering into a through hallway, stairs rise to the first floor and there is an under stairs storage cupboard. The lounge has views to the front and a wall mounted electric fire with a door linking into the dining kitchen which is fitted with a range of units including base cupboards and wall cupboards, stainless steel sink unit and appliance space. Patio doors lead out to the rear garden and there are modern ceiling down lighters. A further door leads to the fitted utility with base cupboards, stainless steel sink unit, door and window to the rear garden and a guest WC with a further door leading into the garage.

The first floor landing gives access to all three bedrooms, each a good size and a pleasantly fitted bathroom with fully tiled walls including shower over bath, hand basin WC and warm mirror.

### OUTSIDE

Outside there is off road parking on the driveway adjoining the lawn foregarden and access to the single garage which has power points and light with an internal door to the utility. Please note the roof had a new coat of Bitumen in June 24. The rear garden has a patio leading to a large lawn area with enclosed fence boundary.

### SERVICES

We are advised by our client that all services are connected. There is a modern gas condensing boiler. Verification should be obtained by your surveyor.

### TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

### COUNCIL TAX

Tax Band: C.  
Shropshire Council.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

### POSSESSION

Vacant possession will be given on completion.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers Around  
£284,950

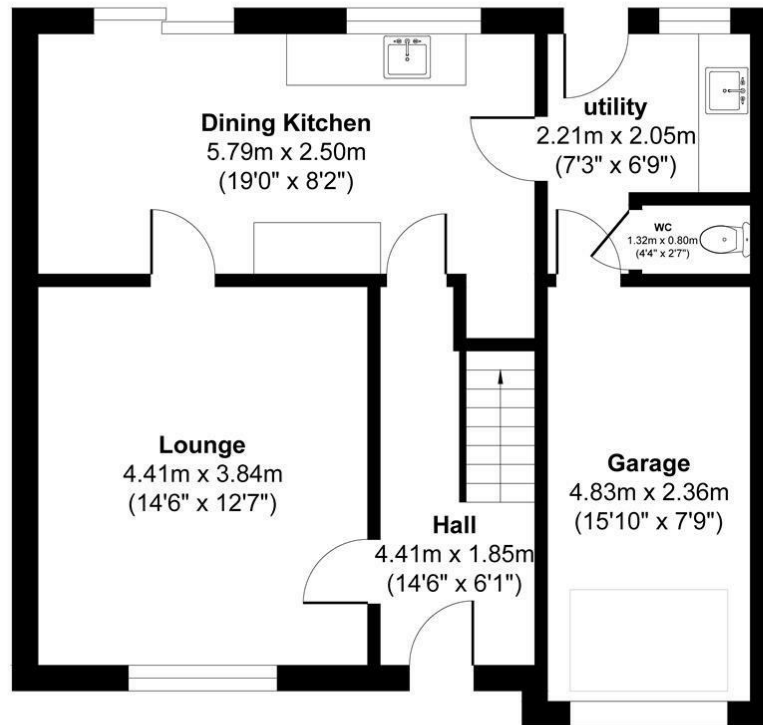
EPC: C

**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.

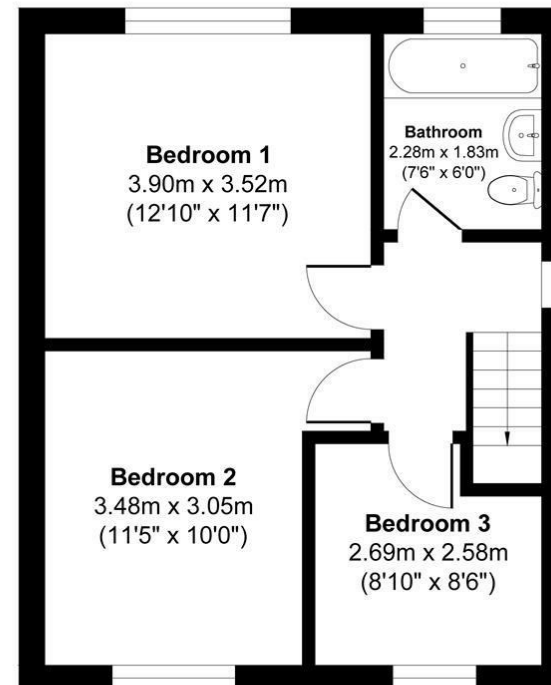


## 9 Fair Lawn

Approximate Gross Internal Area  
1127 sq ft - 105 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**



