



1 The Courts, Albrighton, Wolverhampton, WV7 3QA

BERRIMAN
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A superbly situated and substantial detached bungalow standing within walking distance of the centre of a highly regarded Shropshire village and which benefits from a large private rear garden.

LOCATION

The Courts is a small, private drive lying off Cross Road within walking distance of the centre of Albrighton with its wide range of shopping facilities. Communications are excellent with regular bus services running from the village centre, rail services running from Albrighton Station with direct connections to Shrewsbury and Birmingham and the M54 (J3) being within a few minutes drive.

DESCRIPTION

The Courts is a substantial, detached bungalow which was built approximately 25 years ago and which forms part of a small and select development of just six bungalows. The property itself provides well maintained, well appointed and well presented accommodation throughout with, double glazing and gas central heating.

The bungalow stands in a superb plot with ample driveway parking, a double garage and a lovely garden to the rear.

ACCOMMODATION

An open PORCH has a composite front door with inset arched window opening into the HALL with ceiling coving and integrated ceiling lighting. The LOUNGE is a well proportioned living room with a double glazed and leaded bow window to the front, a white painted Adams style fireplace with marble hearth and slips and living flame coal effect gas fire, wiring for wall lights, coved ceiling and double doors opening into the DINING KITCHEN which is arranged to provide a kitchen area with a range of wall and base mounted cupboards, stainless steel sink, space for an electric cooker, plumbing for a dishwasher, space for an undermounted fridge, tiled floor, a double glazed and leaded rear window together with a dining area which has double glazed patio doors to the rear garden with the entire room having ceiling coving. There is an adjoining LAUNDRY with a stainless steel sink with cupboards beneath, plumbing for a washing machine, tiled floor, a double glazed and leaded rear window and garden door, an internal door to the garage and a door to the CLOAKROOM with a WC, double glazed and leaded window, fitted wall shelving and a tiled floor.

BEDROOM ONE is a good double room in size with a range of excellent quality fitted bedroom furniture with ample wardrobe space, a kneehole dressing table with chests of drawers to either side together with a coordinating bedside table and cupboard, a double glazed and leaded window overlooking the rear garden, integrated ceiling lighting and ceiling coving. BEDROOM TWO is a double room in size with a double glazed and leaded window to the front and coved ceiling and BEDROOM THREE / STUDY is also a good room in size with a double glazed and leaded front window and ceiling coving. The BATHROOM has a panelled bath, separate fully tiled shower, WC and vanity unit with wash basin and cupboards beneath, an airing cupboard with hot water cylinder and slatted shelving, a double glazed and leaded window and tiled walls.

OUTSIDE

1 The Courts stands within a superb plot with a wide frontage with a shaped lawn, DRIVEWAY laid in brick paviours providing off street parking and a DOUBLE GARAGE with twin elevating doors, concrete floor, electric light and power, a wall mounted Worcester Bosch gas fired central heating boiler and an internal door to the laundry.

The rear of the property is a particular feature of the house with a paved patio to the rear of the residence, a large shaped lawn, well stocked beds and borders, a further paved terrace with inset bed and a timber garden shed and wooden summerhouse. The rear of the property is a particular feature of the house with a paved patio to the rear of the residence, a large shaped lawn, well stocked beds and borders, a further paved terrace with inset bed and a timber garden shed and wooden summerhouse.

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

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£485,000

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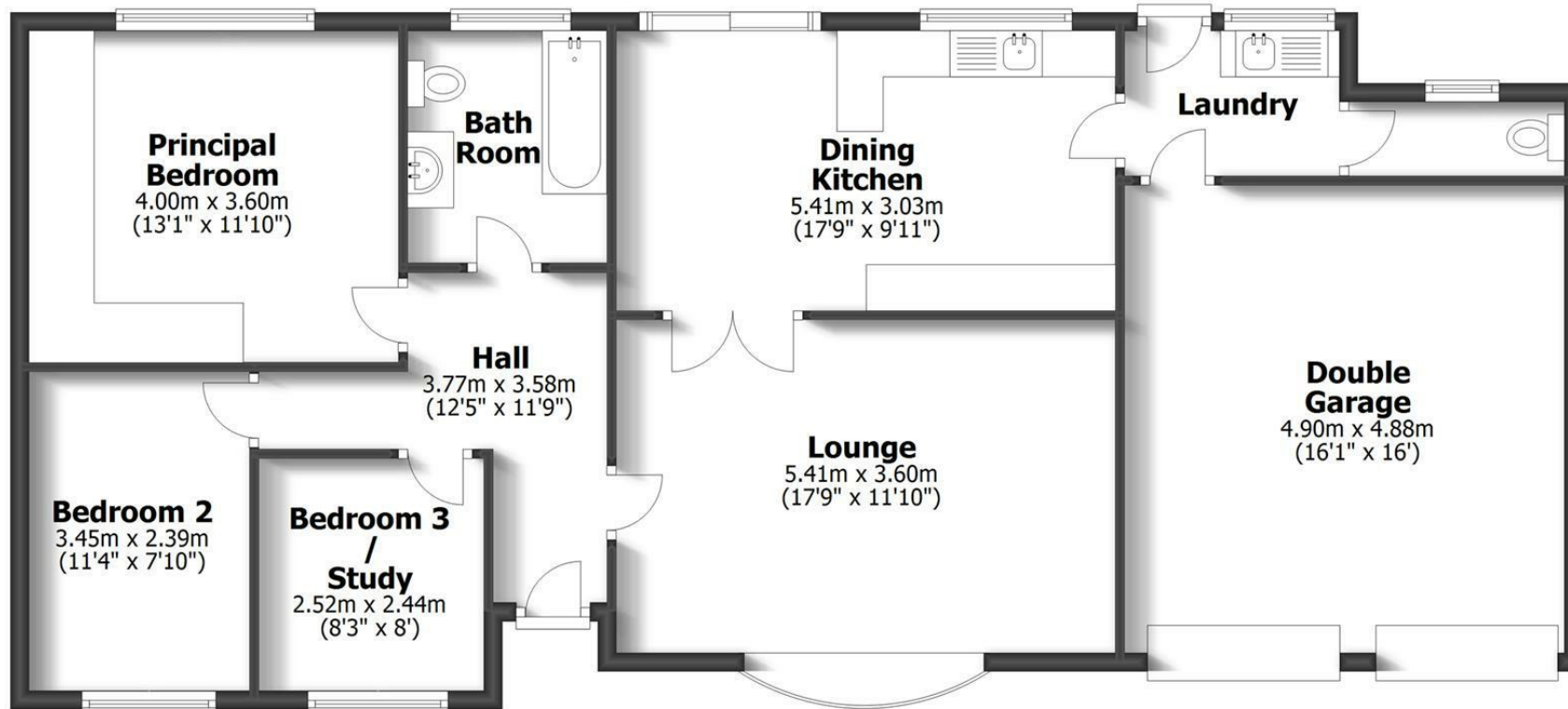
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



1 The Courts

Albrighton

HOUSE: 86.6sq.m. 933sq.ft.
 GARAGE: 23.9sq.m. 257sq.ft.
TOTAL: 110.5sq.m. 1190sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor

