



Oxleaze, Grange Road, Albrighton, Wolverhampton, WV7 3LD

BERRIMAN  
EATON



# Oxleaze, Grange Road, Albrighton, Wolverhampton, WV7 3LD

An attractive, detached family home standing in a superb corner plot close to the centre of a highly regarded Shropshire village.

## LOCATION

Oxleaze stands in a delightful situation on the fringes of a sought-after Shropshire village which provides a full complement of local facilities which are ideal for everyday needs. The further, more extensive amenities provided by Telford, Bridgnorth and Wolverhampton are all within easy reach and the area is well served by schooling in both sectors.

Communications are excellent with Albrighton Train Station providing direct services to Telford, Shrewsbury and Birmingham and the M54 being easily accessible at Tong (J3) facilitating fast access to Shrewsbury, Birmingham and beyond.

## DESCRIPTION

Oxleaze is a well-proportioned, detached period family home providing excellent living accommodation over both ground and first floors which stands in a superb, corner plot at the meeting of Grange Road and Church Road.

The property has a delightful front elevation of much character with decorative shutters to the windows and stands behind a gated driveway which provides ample off street parking.

The house would benefit from a scheme of modernisation affording buyers the opportunity to make the home "their own" and there is ample scope for extensive extensions to both ground and first floors and conversion of the att, subject to gaining all of the usual and necessary consents.

## ACCOMMODATION

The original oak panelled and glazed front door opens into the HALL with parquet flooring, an arched display recess, an understairs storage cupboard and a GUEST CLOAKROOM with WC and corner wash basin and parquet flooring. The SITTING ROOM has a light, triple aspect with a double glazed front window, walk in double glazed bay window to the side and a glazed patio door to the rear, a Minster stone fireplace with fitted gas fire with stone hearth, wiring for wall lights, parquet flooring, picture rail and ceiling coving. The DINING ROOM has a light corner aspect with a French door and windows to the garden together with two, arched leaded and coloured decorative glazed windows, a decorative brick fireplace with quarry tiled hearth, parquet flooring, wiring for a wall light, dado rail and ceiling coving.

There is a BREAKFAST KITCHEN with a basic range of wall and base mounted units, space for a range style cooker, stainless steel sink unit, plumbing for a washing machine, double glazed windows to two elevations, quarry tiled floor and a door to an INNER LOBBY with a secondary front door, side door, gardeners WC and WORKSHOP / STORE.

A two rise staircase from the hall rises to the galleried first floor landing with a window to the front, a linen cupboard and access to the good size attic with a roof window. BEDROOM ONE is a large double room in size with a light, corner aspect with a walk in double glazed bay window to the side together with a window to the front, exposed wooden flooring and picture rail. BEDROOM TWO is also a good double room in size with a light corner aspect with double glazed side window and a further window to the front, wooden flooring, a vanity unit with inset wash basin with cupboard beneath and picture rail. BEDROOM THREE is a good double room in size with a window overlooking the garden, wooden flooring, a picture rail and a built in wardrobe and BEDROOM FOUR is also a good room in size with a double glazed window, built in wardrobe, wooden flooring and picture rail. The BATHROOM has a part tiled panelled bath, pedestal basin, part tiled walls, window and heated towel rail radiator and there is a separate WC with part tiled walls and a window.

## OUTSIDE

Oxleaze stands in a superb, corner plot with a return frontage to Grange Road and Church Road and stands behind a gated, paved DRIVEWAY which provides ample off street parking. There is a GARAGE with concrete floor, electric light and power, a wall mounted gas fired central heating boiler and a courtesy door to the side.

There is a delightful GARDEN with a circular paved terrace, a shaped lawn and well stocked beds and borders helping to secure a relatively high degree of privacy.

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

### 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)

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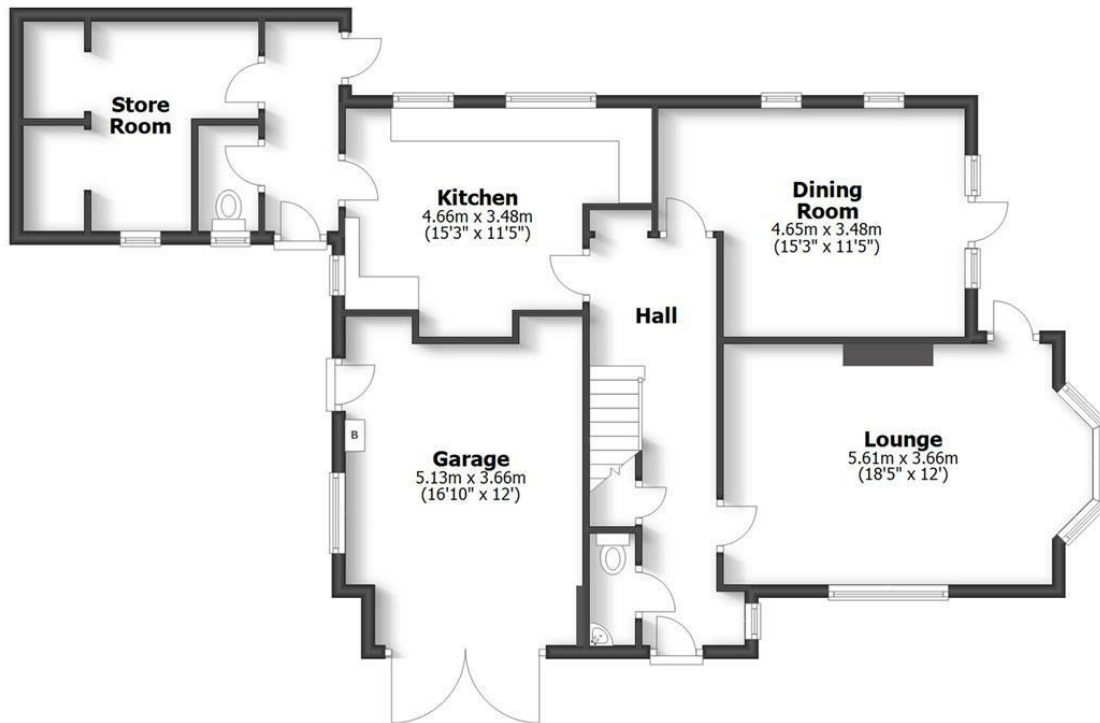
EPC: E

**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.

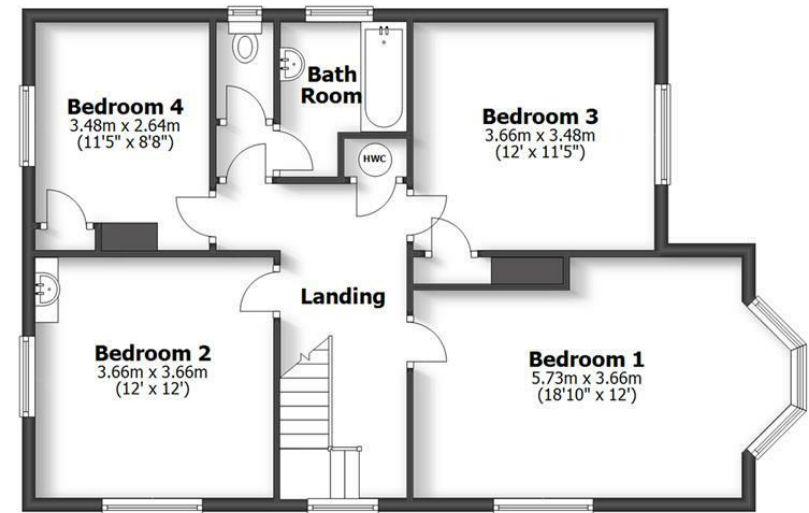


**OXLEAZE**  
GRANGE ROAD, ALBRIGHTON

HOUSE: 150.9sq.m. 1625sq.ft.  
GARAGE: 17.3sq.m. 186sq.ft.  
**TOTAL: 168.2sq.m. 1811sq.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**



**First Floor**



