



13 Grange Road, Albrighton, Wolverhampton, WV7 3LD

BERRIMAN  
EATON



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

A deceptively large three bedroom semi-detached property which has been significantly extended to the rear

## LOCATION

13 Grange Road 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

13 Grange Road has been significantly extended by the current owners. The property now provides two reception rooms and a kitchen to the ground floor along with a large reception room beyond. There are three bedrooms, a shower room with a sauna and a separate shower to the first floor. Whilst the property has been well looked after by the current owners, it would now benefit from a scheme of modernisation affording buyers the opportunity to make it "their own". There are solar panels in existence which are a great addition to help with the cost of the bills.

## ACCOMMODATION

Steps rise to a double glazed door opening into the HALL with a double glazed window to the side and a door to the LOUNGE with a double glazed window to the front, wiring for wall lights, a gas fire set in a stone surround and patio doors to a large RECEPTION / ENTERTAINMENT ROOM with ample space to use the room for a variety of different purposes, with a radiator and electric heaters helping to make the room usable all year round, there are double glazed windows to two elevations, wiring for wall lights, double glazed doors to the rear garden, wood laminate flooring, a door to the rear lobby and a door to the KITCHEN with a range of wall and base units with mosaic wall tiling, a four ring AEG induction hob with filtration unit above, a one and a half bowl sink, integrated slimline dishwasher, integrated fridge, integrated freezer, double electric oven, a door to the rear lobby and a door to the STUDY / SNUG with double glazed windows to two elevations, electric fire, wiring for wall lights and a door to the hall. The REAR LOBBY provides access from the drive to the rear of the property and onto the rear garden. There is a GUEST CLOAKROOM and a LAUNDRY with coordinating units to those in the kitchen, integrated fridge and freezer, stainless steel sink, plumbing for a washing machine and a door to the rear garden.

Stairs from the hall rise to the first floor landing with a double glazed window to the rear garden, access to the loft and an airing cupboard housing the hot water cylinder and slatted shelving. BEDROOM ONE is a good size double room with built in wardrobes with sliding doors, two double glazed windows to the front and wiring for wall lights. BEDROOM TWO is also double in size with a double glazed window to the front and a cupboard housing the boiler. BEDROOM THREE is a good size with a double glazed window to the rear. There is a SEPARATE WC with a double glazed window and a SHOWER ROOM with a tiled shower cubicle and double glazed window. The SHOWER ROOM has a double shower cubicle, WC, bidet, pedestal wash basin, tiled floor, tiled walls, heated ladder towel rail, double glazed window and a SAUNA.

## OUTSIDE

The property sits well back from the road behind a low rise boundary wall with wrought iron gates opening onto the DRIVEWAY laid in brick setts leading to the CAR PORT and GARAGE beyond with up and over door, electric light and power. There is a shaped lawn with planted borders and external lighting by the front door.

The REAR GARDEN has a paved patio with steps up to the shaped lawn with planted borders, a cold water supply, external lighting and a shed.

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND C – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

### Tettenhall Office

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EPC: B

**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.



**13 Grange Road**  
Albrighton

HOUSE: 133.1sq.m. 1432sq.ft.  
GARAGE: 15.2sq.m. 164sq.ft.  
**TOTAL: 148.3sq.m. 1596sq.ft.**

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





