



Rossleigh, Shaw Lane, Albrighton, Wolverhampton, WV7 3DS

BERRIMAN
EATON

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A substantial family home situated on one of the most sought after roads within Albrighton with well proportioned accommodation over both floors and a large plot of just over a third of an acre in total

LOCATION

Rossleigh stands in a favoured Shropshire village within walking distance of the village centre with its comprehensive range of local shopping facilities. There is easy access to the more extensive amenities afforded by Wolverhampton and Telford and communications are excellent with the M54 (Junction 3) being within a few minutes' drive and with local rail services running from Albrighton station. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTON

Rossleigh is a fine family residence with an attractive, gabled front elevation which stands well back from the road and which benefits from a large plot of just over a third of an acre in total.

The property has been well maintained over the years and is well presented throughout with rooms of notable proportions. The house is generally well appointed with double glazed windows and gas fired central heating.

ACCOMMODATION

A studded front door opens into an INNER PORCH with tiled floor and a door to the GUEST CLOAKROOM with a fully fitted contemporary suite with a vanity unit with inset wash basin, WC with concealed flush and cupboards, further cloaks and storage cupboards and a double glazed window. Glazed and leaded double doors from the porch open into the HALL with a staircase rising to the first floor and an under stairs storage recess. The DRAWING ROOM is an excellent sized reception room with a light corner aspect with double glazed windows to both the front and side, an open fireplace with Adams style surround and pink marble hearth and slips, wiring for wall lights, ceiling coving and bifold doors opening into a SITTING ROOM with a walk in double glazed bay window with French doors overlooking the garden and ceiling coving. The DINING ROOM is a particularly good sized room with ample space for both seating and dining areas, ceiling coving and a light through aspect with a double glazed front window and double glazed patio doors opening into the CONSERVATORY which is fully double glazed with tiled floor, French doors to the garden and a central heating radiator helping to make the room usable all year round. The BREAKFAST KITCHEN has a full range of wall and base mounted cupboards with quartz work surfaces, a four ring gas hob with filtration unit above and a built in double electric oven, plumbing for a washing machine, plumbing for a dishwasher, space for a tumble dryer, tiled floor, coved ceiling, a triple glazed window overlooking the rear garden and a double glazed rear door.

The staircase from the hall with a double glazed window to the half landing rises to the first floor landing with a double glazed front window and access to the roof space. The PRINCIPAL SUITE has a double bedroom with a light corner aspect with double glazed windows to the side and rear, a range of fitted bedroom furniture including wardrobes and knee hole dressing table with chests of drawers to either side, coved ceiling and a door to the EN-SUITE BATHROOM with a modern white suite with a walk in bath, WC and pedestal basin, fitted wardrobes, tiled floor, part tiled walls, a rear window and a chrome towel rail radiator. BEDROOM TWO is a large double room with a light through aspect with double glazed windows to the front and rear, fitted wardrobes with cupboards above, book and display shelving, a knee hole dressing table with chests of drawers to either side, a storage cupboard and ceiling coving. BEDROOM THREE is a good double room in size with a light corner aspect with double glazed windows to both the front and side, fitted wardrobes with sliding mirrored doors. BEDROOM FOUR is also a good room in size with ceiling coving and double glazed window and the BATHROOM has a white suite with a panelled bath with mixer tap with shower attachment over, WC and vanity unit with wash basin with cupboards beneath, an airing cupboard with slatted shelving and hot water cylinder, tiled walls, wiring for wall lights and a double glazed front window.

OUTSIDE

The house stands in an excellent plot behind a deep and shielded frontage with a DRIVEWAY laid in tarmac providing ample off street parking, a front lawn and well stocked and matured beds and borders helping to secure a high degree of privacy. There is a detached brick and tiled DOUBLE GARAGE and gated access on either side of the house to the superb REAR GARDEN which is a particular feature of the property. There is a large, paved patio to the rear of the property leading to the extensive rear lawn with particularly well stocked and matured beds and borders with a profusion of flowering plants, low growing shrubs and trees. There is a lovely green backdrop and a high degree of privacy.

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

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Offers Around
£725,000

EPC: D

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.



ROSSLEIGH
SHAW LANE, ALBRIGHTON

HOUSE: 170.2sq.m. 1832sq.ft.
 GARAGE: 30.1sq.m. 324sq.ft.
TOTAL: 200.3sq.m. 2156sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



