



Ferndale, 7 Cross Road, Albrighton, Wolverhampton, WV7 3RA

BERRIMAN  
EATON

# Ferndale, 7 Cross Road, Albrighton, Wolverhampton, WV7 3RA

A central village residence of much character which stands in substantial grounds of approximately 0.5 acres in total

## LOCATION

Ferndale stands within a few minutes stroll of the wide variety of local facilities afforded by the centre of Albrighton itself. There are more than adequate facilities for everyday needs and communications are excellent with Albrighton Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being easily accessible at J3.

## DESCRIPTION

Ferndale is a substantial, detached family home with interesting architectural elevations with the original, core of the property being Victorian with a gothic influence and substantial, later extensions to the rear.

The property offers extensive living areas over both ground and first floors and has been well maintained over the years.

The house would now benefit from a scheme of modernisation throughout affording buyers the opportunity to make their home "their own".

One of the principal attractions of the property is the superb plot within which it stands with the house being set well back from the road and enjoying an extensive and fully matured garden to the rear.

## ACCOMMODATION

An open, gothic arched PORCH has a glazed front door opening into the HALL with tiled floor, a cloaks cupboard and a GUEST CLOAKS AND SHOWER ROOM with a fitted suite and tiled shower. The SITTING ROOM has a light dual aspect with a walk in bay window to the front and further window to the side and an open fireplace with tiled hearth and York stone surround. There is a DINING ROOM which is a well proportioned room for entertaining with a walk in bay window to the front together with an original, leaded and coloured circular side window and fitted book and display shelving with cupboard beneath. The KITCHEN has a range of wall and base mounted cupboards, an electric hob and double electric oven, plumbing for a washing machine, plumbing for a dishwasher and there is an adjoining BREAKFAST ROOM with skylight.

Beyond the kitchen is the LOUNGE with a light dual aspect with a walk in bay window to the side and a window with a delightful aspect over the rear garden, an open door into a STOREROOM / SERVERY and an enclosed LOGGIA to the rear, again with views over the garden and with a patio door.

On the first floor is a galleried landing with a linen cupboard and an airing cupboard. There are a total of SIX BEDROOMS to the first floor, all of which are a good size with the main bedroom having a delightful view over the rear garden and a French door opening onto a breakfast balcony with wrought iron balustrading. There is a BATHROOM and a separate CLOAKROOM.

## OUTSIDE

Ferndale is approached over a gated DRIVEWAY via a tarmac laid driveway which sweeps around the rear of the property to the GARAGE. The GARDEN has an extensive area of lawn with fully matured and well stocked beds and borders, a SUMMER HOUSE and a former area of kitchen garden and a substantial area of former kitchen garden to the rear with a greenhouse and two sheds.

There is a total area of approximately 0.5 acres.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – 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)

Offers Around  
£695,000

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.



**FERNDALE**  
7 CROSS ROAD, ALBRIGHTON

HOUSE: 226.9sq.m. 2442sq.ft.  
GARAGE: 37.3sq.m. 402sq.ft.  
**TOTAL: 264.2sq.m. 2844sq.ft.**

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



