



48 Abney Avenue, Albrighton, Wolverhampton, WV7 3JZ

BERRIMAN
EATON

48 Abney Avenue, Albrighton, Wolverhampton, WV7 3JZ

A modern, semi-detached house
standing close to the centre of a popular Shropshire village

LOCATION

Albrighton is a thriving village with a bustling High Street that provides a full complement of local facilities and amenities including rail services which run from Albrighton Station. Motor communications are excellent with the A41 and A5 corridors being nearby together with the M54 (junction 3 Tong) facilitating access to Birmingham, Telford and the entire industrial West Midlands.

DESCRIPTION

48 Abney Avenue is a semi-detached house which was originally constructed by well-known local builders of repute, Three Pines Building Co Ltd, to an excellent specification with meticulous attention to detail throughout and provides well-proportioned living accommodation over two storeys. The ground floor accommodation has been fitted with laminated flooring throughout.

ACCOMMODATION

A panelled front door and double glazed window to one side opens into the HALL with integrated ceiling lighting. The LOUNGE has double glazed French doors and windows to the rear garden. There is a DINING KITCHEN with a range of contemporary units with black granite effect working surfaces, a four-ring electric hob with stainless steel extraction chimney above and built-under stainless steel electric oven, plumbing for a dishwasher or washing machine, extractor fan, two double glazed windows to the front, concealed wall mounted gas fired central heating boiler and a large walk-in understairs CLOAKS AND STORAGE CUPBOARD with electric light.

Stairs from the hall rise to the GALLERIED LANDING with access to the roof space, integrated ceiling lighting, a double glazed window to the side. There are TWO BEDROOMS, one with a double glazed window to the rear and the other with a double glazed front window. The HOUSE BATHROOM comprises a well-appointed white suite of a bath with shower over and shower screen, WC and pedestal wash basin, part tiled walls, chrome heated towel rail radiator, integrated ceiling lighting, extractor fan, a double glazed window and a shaver point.

OUTSIDE

The property stands behind a driveway laid in brick setts affording off street parking for two cars together with a paved path leading to the front door.

There is a pleasant GARDEN to the rear with paved patio and lawn.

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

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows the four main providers cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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

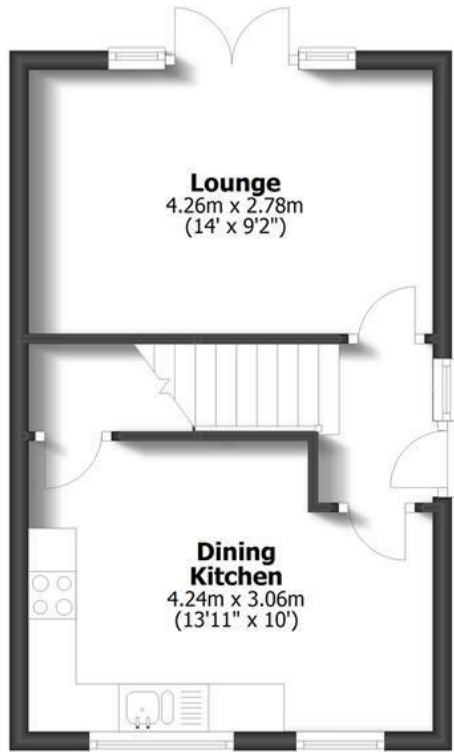
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Offers Around
£199,950

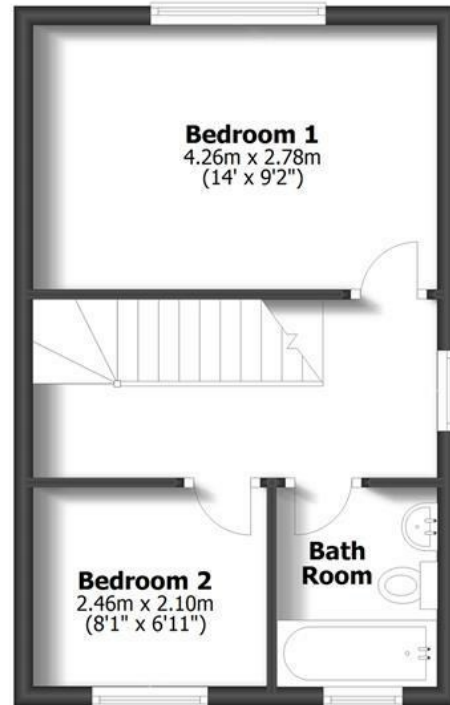
EPC: C

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.

48 ABNEY AVENUE
ALBRIGHTON



Ground Floor



First Floor

TOTAL: 59.3sq.m. 638sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



