



34 Delaware Avenue, Albrighton, Wolverhampton, WV7 3BW

BERRIMAN
EATON

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A well presented, extended four bedroom semi detached property with a low maintenance garden, parking to the front and flexible living accommodation.

LOCATION

34 Delaware Avenue stands within the popular and bustling village of Albrighton with its full range of local facilities.

There is convenient access to the more extensive amenities of Wolverhampton City and Telford town centres together with excellent motor communications afforded by the A41 (Wolverhampton to Newport Road) and the M54 (Junction 3 at Tong). Rail services run from the village centre with direct connections to Shrewsbury and Birmingham.

The area is well served by schooling with Birchfield Preparatory School in Albrighton, St Dominics Grammar School in Brewood, Adams Grammar in Newport and the Wolverhampton Grammar School all being worthy of note.

DESCRIPTION

34 Delaware Avenue has been extended and now provides well proportioned living accommodation over both ground and first floors. There are two reception rooms to the ground floor with a contemporary dining kitchen, a laundry room and a double bedroom and shower room. There are three bedrooms to the first floor and a bathroom. The property benefits from a driveway to the front, a low maintenance rear garden, double glazing and gas central heating.

ACCOMMODATION

A double glazed PORCH with tiled floor and wall light has a composite door opening into the HALL with tiled flooring and a useful understairs store. The LOUNGE enjoys a dual aspect with double glazed windows to the front and side, integrated ceiling lighting, coved ceiling lighting and a electric fire set in a formal surround. The DINING ROOM is a good size with a double glazed bay window to the front and coved ceiling. There is a large DINING KITCHEN with a range of wall and base units with quartz working surfaces with tiled splash back and a large centre island with a butchers block work surface and breakfast bar, space for an American fridge freezer, space for a range style cooker with filtration unit above, integrated wine fridge, integrated oven, a ceramic sink and drainer, double glazed roof lights, double glazed windows to two elevations, and a double glazed door to the rear garden, tiled floor and an open doorway to the LAUNDRY with quartz working surface with space for a tumble dryer and washing machine beneath and cupboards over and a concealed wall mounted Worcester Bosch boiler and a door to a SHOWER ROOM with a fully tiled shower cubicle, vanity unit with wash basin, cupboards and WC, tiled floor, part tiled walls, heated ladder towel rail, a double glazed window and a door to BEDROOM ONE which is a good size double bedroom with a dressing area with a double glazed window to the rear, a roof light and a door to the hall.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft. There are TWO FURTHER DOUBLE BEDROOMS and BEDROOM FOUR is a good size with an over stairs store cupboard. The BATHROOM has a panelled bath with a handheld shower attachment, pedestal wash basin, WC, heated ladder towel rail and a double glazed window.

OUTSIDE

34 Delaware Avenue sits behind a DRIVEWAY laid in brick pavements with a further area of parking to the front.

There is gated side access to the L-shaped REAR GARDEN which is low maintenance being laid in hard surfaces and wraps around the side and rear of the property and there is 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.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows that three of the four main providers cover the area inside and all four cover the area externally

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

www.berrimaneaton.co.uk

Offers Around
£365,000

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.



34 Delaware Avenue
Albrighton

TOTAL: 137.6sq.m. 1481sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



