



45 Grange Park, Albrighton, Wolverhampton, WV7 3EN

BERRIMAN
EATON

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A three bedroom detached house located within this quiet cul-de-sac close to the village's amenities

LOCATION

The property stands within walking distance of the centre of the village with its comprehensive range of local facilities which are ideal for everyday needs. There is easy access to Wolverhampton and there are direct rail services to Shrewsbury and Birmingham and the M54 is easily accessible at J3 facilitating fast access to the entire industrial West Midlands and beyond and, furthermore, the area is well served by schooling in both sectors

45 Grange Park provides two reception rooms, study and a breakfast kitchen to the ground floor together with three bedrooms and house bathroom to the first floor. There is off street parking and a grange along with a delightful rear garden. The property would benefit from upgrading/modernising to realise full potential.

ACCOMMODATION

A double glazed door with side panel opens into the HALL with GUEST CLOAKROOM having part tiled walls, glazed window, WC and wash hand basin. A door from the hall opens into the BREAKFAST KITCHEN comprising wall and base cupboards with fitted work surface and tiled splash back, space for a washing machine, integrated appliances including fridge freezer, dishwasher, oven with electric hob and extractor above, stainless steel sink and drainer, double glazed window and door overlooking the rear garden and a door to the DINING ROOM having coved ceiling, double glazed rear window and a further door to the LOUNGE with a coved ceiling, feature fireplace having tiled hearth and slips and gas fire, under stairs storage cupboard and a double glazed bay window to the front elevation. The STUDY has a coved ceiling, dado rail and double glazed window to the front.

Stairs rise to the first floor LANDING with a double glazed side window. BEDROOM ONE is a double room in size with a range of fitted wardrobes with sliding doors, a double glazed rear window. BEDROOM TWO is a double room with a double glazed front window and a door through to BEDROOM THREE also having a double glazed front window and eaves storage. Ladder-stairs from bedroom two rise to the LOFT having eaves storage and double glazed roof lights. The BATHROOM comprises a panelled bath with shower over, WC, wash hand basin, tiled walls and double glazed window to the side.

OUTSIDE

The property has a Tarmacadam DRIVEWAY with CARPORT affording off street parking for serval

vehicles, a shaped lawn with a range of shrubs and stocked beds, a GARAGE with electric light and power, glazed windows and there is access on both sides to the REAR GARDEN enjoys a good degree of privacy, with a paved patio, picket fence opening onto the shaped lawn with a gravelled pathway, well stocked beds and borders.

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

COUNCIL TAX BAND D – 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

Mobile – Ofcom checker shows two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

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

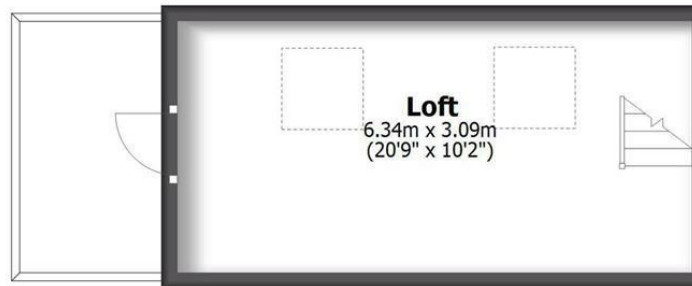
Offers Around
£325,000

EPC: D

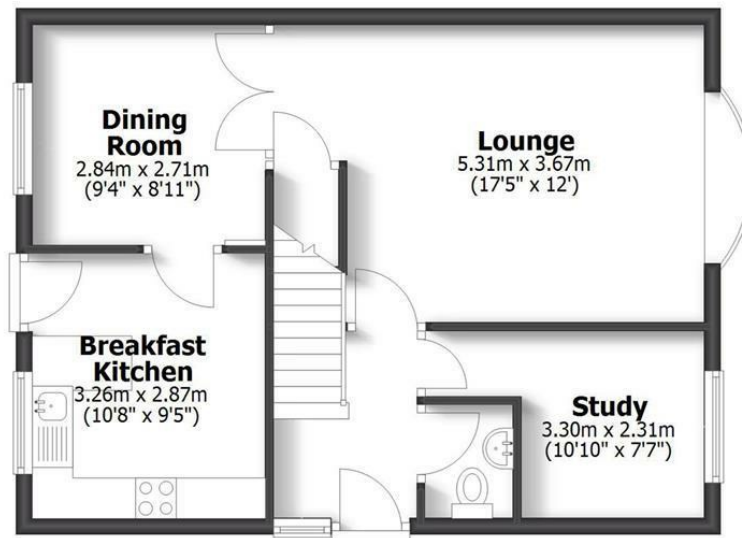
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



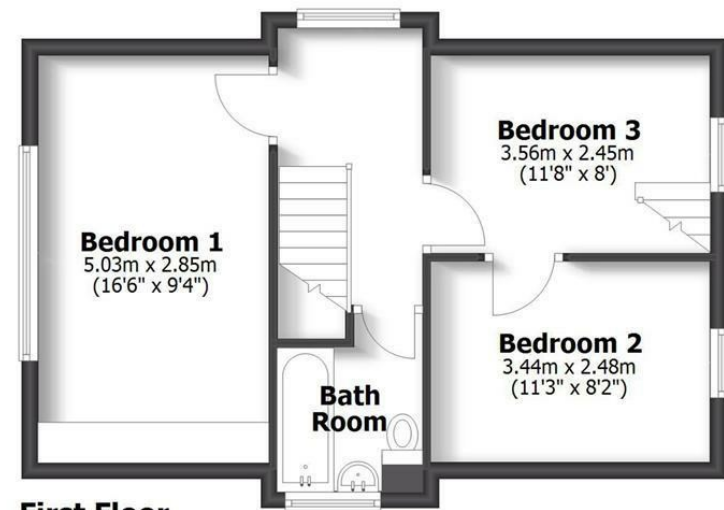
45 Grange Park Albrighton



Second Floor



Ground Floor



First Floor

HOUSE: 94sq.m. 1012sq.ft.
GARAGE: 13.9sq.m. 150sq.ft.
LOFT ROOM: 19.6sq.m. 211sq.ft.
TOTAL: 127.5sq.m. 1373sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

