



14 Cartwright Road, Albrighton, Shropshire, WV7 3LX

BERRIMAN
EATON

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A beautifully situated modern residence forming part of a highly regarded development, providing well-presented four bedroom accommodation.

LOCATION

The development stands on the periphery of the village of Albrighton which provides a full complement of local facilities which are ideal for everyday needs. There is a thriving centre, and it has always been considered to be one of the finest villages within the area in which to reside.

Communications are excellent with the nearby A41 corridor facilitating fast access to Wolverhampton and Newport, the M54 being within easy reach at Tong (J3) affording direct access to Shrewsbury, Birmingham and beyond and Albrighton Train Station providing direct services to both Shrewsbury and Birmingham. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

The house provides well-proportioned living accommodation over three floors with a study, guest cloakroom and Kitchen Diner to the ground floor, lounge and principal bedroom suite to the first floor and a further three bedrooms, ensuite shower room and family bathroom to the second floor.

The house has been tastefully decorated and benefits from double glazed windows, solar panels, gas fired central heating and the property will be sold with the benefit of a ten year NHBC Warranty.

ACCOMMODATION

A double glazed door opens into the HALL with luxury vinyl flooring and GUEST CLOAKROOM with WC and wash hand basin with tiled splash back. The STUDY has a double glazed front window and a wall mounted gas central heating boiler. The DINING KITCHEN is well appointed comprising wall and base shaker style cupboards with fitted Quartz work surface, breakfast bar, integrated Neff appliances including fridge freezer, dishwasher, oven, induction hob, there is space for a washing machine, a large built in storage cupboard and double glazed bifold doors to the rear.

Stairs rise to the FIRST FLOOR LANDING with built in storage cupboard. The LOUNGE is a good size with double doors opening onto the Juliette balcony. The PRINCIPAL BEDROOM SUITE comprises a double room, double glazed rear windows and ENSUITE SHOWER ROOM with tiled shower cubicle, WC, wash hand basin and integrated ceiling lights.

A further set of stairs rise to the SECOND FLOOR LANDING. BEDROOM TWO is a double room with double glazed rear window, built in storage cupboard and ENSUITE SHOWER ROOM with shower cubicle, WC, wash hand basin and integrated ceiling lights. BEDROOMS THREE and FOUR both have double glazed windows to the front elevation. The FAMILY BATHROOM is a well-appointed suite having a panelled bath with shower over, WC, wash hand basin with vanity cupboards beneath, part tiled walls and integrated ceiling lights.

OUTSIDE

The property has a tarmacadam DRIVEWAY to the side providing off street parking, a GARAGE offering ample storage space, gated side access to the low maintenance REAR GARDEN having a raised paved terrace and shaped lawn.

ESTATE CHARGE

Please note there is an annual estate charge of £250.00.

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

COUNCIL TAX BAND tcb – 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 tbc.

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
£379,950

EPC: B

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.



14 Cartwright Road **Albrighton**

GARGE NOT INCLUDED IN SQUARE AREA
TOTAL: 110.7sq.m. 1191sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor



