



3 The Courts, Albrighton, Wolverhampton, WV7 3QA

BERRIMAN  
EATON

## 3 The Courts, Albrighton, Wolverhampton, WV7 3QA

A superbly situated, substantial detached bungalow benefiting from a large private rear garden and standing within walking distance of the centre of a highly regarded Shropshire village

### LOCATION

The Courts is a small, private drive lying off Cross Road within walking distance of the centre of Albrighton with its wide range of shopping facilities. Communications are excellent with regular bus services running from the village centre, rail services running from Albrighton Station with direct connections to Shrewsbury and Birmingham and the M54 (J3) being within a few minutes drive.

### DESCRIPTION

The Courts is a substantial, detached bungalow which was built approximately 25 years ago and which forms part of a small and select development of just six bungalows. The property itself provides well maintained, well-appointed and well-presented accommodation throughout with, double glazing and gas central heating.

The bungalow stands in a superb plot with ample driveway parking, a double garage and a lovely garden to the rear, incorporating hard standing for caravan or motor home.

### ACCOMMODATION

An open PORCH has a composite front door with inset window opening into the HALL with ceiling coving and storage cupboard. The LOUNGE is a well-proportioned living room with a double glazed and leaded bow window to the front, window to the side, a fireplace with marble hearth and slips and living flame coal effect gas fire, wiring for wall lights, coved ceiling and open arch doorway into the DINING ROOM having a coved ceiling, door way to the kitchen and double glazed sliding doors into the CONSERVATORY with double glazed windows and door to the rear garden. The KITCHEN has a range of wall and base mounted cupboards, sink and drainer, integrated appliances including, four ring gas hob, double oven, dishwasher, tiled floor, a double glazed and leaded rear window and a door to the LAUNDRY with base mounted cupboards, stainless steel sink and drainer, plumbing for a washing machine, tiled floor, a double glazed and leaded rear window and garden door, an internal door to the garage and a door to the CLOAKROOM with a WC.

BEDROOM ONE is a good double room in size with a range of fitted bedroom furniture with ample wardrobe space, chests of drawers, a double glazed and leaded window overlooking the rear garden and ceiling coving. BEDROOM TWO is a double room in size with a double glazed and leaded window to the front and coved ceiling and BEDROOM THREE/STUDY is also a good room in size with a double glazed and leaded front window and ceiling coving. The BATHROOM has a panelled bath, separate fully tiled shower, WC and vanity unit with wash basin and cupboards beneath, a double glazed and leaded window and tiled walls.

### OUTSIDE

3 The Courts stands within a superb plot having a wide frontage with a shaped lawn, DRIVEWAY laid in brick pavements providing off street parking and a DOUBLE GARAGE with twin elevating doors, concrete floor, electric light and power, a wall mounted Worcester Bosch gas fired central heating boiler and a door to the rear.

The rear of the property is a particular feature of the house with a paved patio, a large, shaped lawn, garden shed and a block paved driveway accessed via double gates providing additional parking.

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.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows there is some limited coverage indoors with all four main providers 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

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#### Lettings Office

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#### Bridgnorth Office

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01902 326366

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£489,950

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.



**3 THE COURTS  
ALBRIGHTON**

**BUNGALOW:** 100.7sq.m. 1084sq.ft.  
**GARAGE:** 28.3sq.m. 305sq.ft.  
**TOTAL: 129sq.m. 1389sq.ft.**

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



