



8 Barrington Close, Albrighton, Wolverhampton, WV7 3PJ

BERRIMAN
EATON

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A substantial five bedroom semi-detached property offering generously proportioned accommodation throughout, situated in a highly sought-after village location

LOCATION

The village offers an excellent range of amenities to include independent shops and restaurants, supermarkets, schools and sport clubs, cafes, pubs, medical practice and a dentist. This Shropshire location is within easy reach of a local train service (from Albrighton to Birmingham New Street around 38 minutes on the Shrewsbury to Wolverhampton line), whilst the M54 (Junction 3) facilitates fast access to Telford, Cannock, Stafford, Birmingham and beyond. Home to the David Austin Roses Nursery and RAF Cosford Museum, there is plenty of historic interest in the area with good surrounding countryside for walks and horse riding.

DESCRIPTION

8 Barrington Close has been extended thoughtfully to provide spacious and versatile accommodation throughout. The ground floor briefly comprises two well-sized reception rooms, an office/study area, a large breakfast kitchen, a separate utility room, and a guest cloakroom. Upstairs, there are five double bedrooms and three well-appointed bath/shower rooms. Externally, the property benefits from off-street parking to the front and a private, enclosed rear garden.

ACCOMMODATION

A double glazed door opens into the PORCH with a further door opening into the large ENTRANCE HALL with GUEST CLOAK ROOM with WC and pedestal wash basin with tiled splash back and open archway into the OFFICE/STUDY having inset ceiling downlighters, double glazed window to the front and a glazed door to the LOUNGE having a coved ceiling and double glazed front window. The SITTING ROOM is a superb size with a double glazed front window and door to the side elevation. The BREAKFAST KITCHEN has a comprehensive range of wall and base mounted cupboards and under cupboard lighting, with fitted work top and breakfast bar, sink and drainer, integrated oven, microwave and dishwasher, space for an American style fridge freezer, double glazed rear windows and doorway to the DINING ROOM having a double glazed door with side panels to the rear. A door from the kitchen leads to the UTILITY with space for a washing machine and tumble dryer, wall mounted cupboards and fitted worktop with stainless steel sink, wall mounted Worcester Bosch boiler and a double glazed door to the side elevation.

Stairs rise to the FIRST FLOOR LANDING with coved ceiling and built in airing cupboard. The PRINCIPAL BEDROOM SUITE comprises a double room with coved ceiling, double glazed window to the front, dressing area and ENSUITE SHOWER ROOM with rainfall shower, wash hand basin, WC, tiled flooring and double glazed window. BEDROOM TWO is a superb size with a double glazed front window, access to the loft and eaves storage. BEDROOMS THREE, FOUR AND FIVE are all double rooms in size with double glazed windows. The BATHROOM comprises a panelled bath, vanity unit with inset wash basin and cupboards beneath, chrome heated towel rail and a double glazed window. The SHOWER ROOM has a walk in shower cubicle with rainfall shower, vanity unit with inset hand basin and chrome heated towel rail.

OUTSIDE

The property has a block-paved DRIVEWAY to the front providing ample off-street parking. Gated side access leads to the enclosed REAR GARDEN, which features a shaped lawn screened by mature hedges, a paved patio area and well-stocked beds and borders.

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, Super and Ultrafast are available

Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Offers Around
£475,000

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.



8 BARRINGTON CLOSE ALBRIGHTON

TOTAL: 200.2sq.m. 2155sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



