4 Mayfield Road, Albrighton, Wolverhampton, WV7 3JY

BERRIMAN
EATON

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An outstanding, dormer residence which has recently been substantially extended to create a fine residence which is appointed to the highest calibre and which stands in delightful grounds within easy walking distance of the village centre.

LOCATION

Mayfield Road lies just off the High Street close to the heart of Albrighton which is a thriving and sought-after Shropshire village. Albrighton benefits from a comprehensive array of local facilities which are ideal for everyday living requirements and there is easy access to the further and more extensive amenities provided by Wolverhampton, Telford and Bridgnorth.

Communications are excellent with Albrighton Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J3) being nearby. Furthermore, the area is well served by excellent schooling in both sectors.

DESCRIPTION

The property has been in continual family ownership since the 1960's and has been significantly improved within recent years. Over time, the original, compact bungalow has evolved to create a substantial, two storey residence which provides extensive living areas with an exceptional level of finish and appointment. In recent years the current seller has also acquired further land to increase the size of the plot which has been landscaped to create a beautiful, walled garden.

The house stands behind an impressive, gated and railed frontage and benefits from double glazing and gas fired central heating. The focal point of the ground floor is the magnificent living kitchen which provides a lovely everyday living space.

ACCOMMODATION

An open PORCH has a composite front door with matching side panel opening into the HALL with oak flooring, panelled walls and access to a LOFT ROOM. There is a superb open plan reception room with a dividing brick chimney piece with a double sided log burning stove which separates the LOUNGE which has a bow window to the front and wiring for a wall mounted TV and the SITTING ROOM which has a rear window with the entire room benefitting from oak flooring. There is a wide, open doorway leading to the outstanding LIVING / KITCHEN. The living area has an atrium roof light above, French doors and windows to the rear courtyard and leads to the kitchen which has a comprehensive range of wall and base mounted cabinetry with marble surfaces and a coordinating centre island with butchers block end, an undermounted ceramic sink, space for a range style cooker with filtration unit above, a fridge freezer housing unit, an integrated dishwasher, glazed china display cabinets, a dual height vaulted ceiling to part and French doors and windows to the rear together with two roof lights. The kitchen is separated by peninsular staircase from the DINING ROOM which has integrated ceiling lighting and a front window. The entire living kitchen and dining room has underfloor heating and tiled flooring. There is a LAUNDRY with a coordinating range of cabinetry and working surfaces to the kitchen, plumbing for a washing machine, space for a tumble dryer, a ceramic sink, integrated ceiling lighting, tiled floor and a composite front door and window to the rear.

Situated off the hall are TWO DOUBLE BEDROOMS, both of which have oak flooring, windows and one of which has fitted wardrobes and a chest of five drawers together with a stylish SHOWER ROOM with a high quality and contemporary suite with a fully tiled shower with rainfall head and separate hose, vanity unit with wash basin with cupboard beneath and WC, tiled walls and floor, a window, integrated ceiling lighting and underfloor heating.

A peninsular staircase from the living kitchen and dining room area which is oak with glazed balustrading and open treads rises to the first floor landing with a SUITE OF TWO INTERCONNECTING BEDROOMS, both of which are under eaves. BEDROOM THREE has a window to the front, fitted wardrobes and cupboards and a door into BEDROOM FOUR which has a roof light and fitted wardrobes. NB these two rooms could provide the basis for a superb, self-contained teenagers suite or one large principal suite in conjunction with the first floor BATHROOM which has a well-appointed suite with a roll top bath with mixer tap with shower attachment, vanity unit with wash basin with cupboard beneath and WC, tiled floor and walls, a period style radiator with heated towel rail attachment and a roof light.

OUTSIDE

The property stands behind and impressively wide frontage with rustic brick front wall with raised piers with wrought iron railings between, a wrought iron pedestrian gate and remote controlled wrought iron vehicle gate which opens onto the front courtyard and PARKING AREAS with slate paving. The driveway leads around the side of the house through wrought iron gates to a rear terrace with rustic brick walling, slate paving and well stocked beds and borders. Wrought iron double gates lead from the terrace to the REAR GARDEN with an extensive entertainment terrace laid in slate paving leading to a shaped rear lawn with steps leading to a raised terrace laid in slate chippings. There are stocked beds and borders and rustic brick walling together with a further slate paved terrace which houses a substantial, detached GARDEN ROOM with bifold doors to the front, oak flooring, electric light and power and integrated ceiling lighting. This room could be utilised for a variety of different purposes including leisure room, gym or office for those wishing to work from home.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 the four main providers cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£565,000

EPC: C

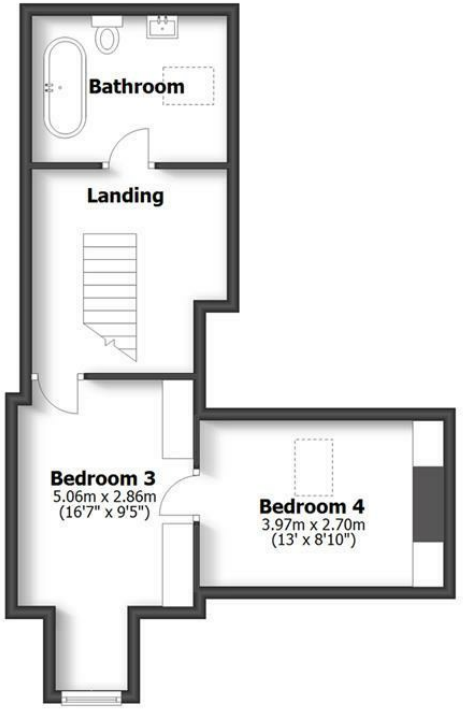
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

4 MAYFIELD ROAD
ALBRIGHTON

HOUSE:	176.9sq.m.	1904sq.ft.
GARDEN ROOM:	18.1sq.m.	195sq.ft.
TOTAL:	**195sq.m.**	**2099sq.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