



67 Windsor Road, Albrighton, Wolverhampton, WV7 3PN

BERRIMAN  
EATON

# 67 Windsor Road, Albrighton, Wolverhampton, WV7 3PN

A surprisingly spacious family house providing extensive and versatile living accommodation with the potential for an independent ground floor bedroom with en-suite, should buyers so wish, all standing in a sought after residential address.

## LOCATION

Windsor Road lies just off Station Road within easy walking distance of both Albrighton Train Station and 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.

## DESCRIPTION

67 Windsor Road is a deceptively large semi detached family home with versatile accommodation. The property currently provides four double bedrooms and a bathroom to the first floor. The ground floor has a through reception room providing ample space for seating and dining with a kitchen off. There is a sitting room which leads to bedroom five / family room. These two rooms along with the ground floor shower room could provide the basis for independent living should buyers so wish.

There is ample parking to the front along with a garage with store room to the rear and the rear garden overlooks the Donington and Albrighton local nature reserve.

## ACCOMMODATION

A double glazed door opens into the HALL with a door opening into a through RECEPTION ROOM with ample space for both seating and dining, wood laminate flooring, a gas fire with an exposed brick surround, a bay window to the front, wiring for wall lights and a double glazed patio door to the rear garden. The KITCHEN has a range of wall and base units with roll top working surfaces, a window to the front, breakfast bar, a four ring gas hob with filtration unit above, stainless steel sink and drainer and there are integrated appliances including an oven, fridge and dishwasher. A door from the reception room opens into an INNER HALL with a linen cupboard housing the gas fired central heating boiler. There is a SITTING ROOM with a double glazed patio door to the rear garden, wood laminate flooring and a door opens into BEDROOM FIVE / FAMILY ROOM with double glazed windows to two elevations and electric storage heater. The SHOWER ROOM has a tiled shower cubicle, WC and wash basin and an internal door to the garage.

Stairs from the inner hall rise to the first floor landing. There are FOUR DOUBLE BEDROOMS and a BATHROOM bath with shower over, WC, wash hand basin and a linen cupboard with slatted shelving and access to the loft.

## OUTSIDE

67 Windsor Road sits behind a DRIVEWAY laid in brick pavements providing off road parking for up to three vehicles. Wooden doors open into the TANDEM GARAGE which has been divided to create a space for a car with storage behind with concrete floor, electric light and power, plumbing for a washing machine and an internal door to the shower room.

The REAR GARDEN has a paved patio to the rear with steps leading to a shaped lawn with planted and flowering beds and borders, a shed and a further area of seating. The garden backs onto the Donington and Albrighton local nature reserve.

The property benefits from Solar panels which are owned outright and we are advised by the sellers that they receive money back from Ovo, the suppliers.

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 and Ultrafast are available

Mobile data 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 low risk.

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Offers Around  
£320,000

EPC:

**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.



**67 Windsor Road**  
Albrighton

HOUSE: 129.0sq.m. 1389sq.ft.  
 GARAGE: 11.4sq.m. 123sq.ft.  
 STORE ROOM: 10.3sq.m. 111sq.ft.  
**TOTAL: 150.7sq.m. 1623sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



