1 Windsor Road, Albrighton, Wolverhampton, WV7 3PY

BERRIMAN
EATON

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A particularly substantial, extended family home with living areas of much note
standing in a corner position in a highly regarded Shropshire village location

LOCATION

The property stands 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, furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

1 Windsor Road is a fine, family home which has evolved over the years to create a living environment of much note with extensive and flexible living areas combined with superb bedroom provision to the upper floor.

The house stands in a lovely corner plot with a return frontage to Windsor Road and Station Road and is well presented throughout with kitchen and bathroom suites of quality and tasteful décor.

ACCOMMODATION

The front door opens into the HALL with laminated flooring and a well appointed CLOAKROOM with a contemporary suite of WC with concealed flush with cupboard to either side and a vanity unit with wash basin with cupboard beneath, side window, laminated flooring and integrated ceiling lighting. There is open plan, contemporary reception space with a SITTING ROOM with a window to the front, a LOUNGE with a living flame coal effect gas fire set within a chimney piece with display alcove and granite hearth together with patio doors to the garden, an under stairs cloaks and storage cupboard and a DINING AREA with laminated flooring and a glazed door and window into the CONSERVATORY which is fully double glazed with laminated flooring. The KITCHEN has contemporary, gloss fronted wall and base mounted cabinetry and quartz working surfaces and splash backs, a Neff induction hob with Neff filtration unit above and undermounted oven, an integrated Neff dishwasher, an integrated Neff washing machine, an integrated Neff tumble dryer, an integrated Neff fridge and Neff freezer, laminated flooring and a side door and window to the drive. Glazed and panelled double doors open from the sitting room into a MUSIC ROOM / FAMILY ROOM with a light, corner aspect with patio doors to the rear and a French door to the side.

A staircase from the hall rises to the first floor landing with an airing cupboard with slatted shelving, a wall mounted gas fired central heating boiler and there is access to the roof space. The PRINCIPAL SUITE has a double bedroom with fitted wardrobes, a window overlooking the rear garden and a well appointed EN-SUITE BATHROOM with a tiled panelled bath with mixer tap with shower attachment, a separate fully tiled corner shower, a WC and a wall hung vanity unit with wash with drawer beneath, tiled walls and floor, integrated ceiling lighting and a window. There are FOUR FURTHER GOOD SIZE BEDROOMS, three of which have fitted wardrobes and a HOUSE BATHROOM with a contemporary suite of a panelled bath with shower end with shower over with waterfall head and separate hose, a pedestal basin and WC, tiled walls, integrated ceiling lighting and a side window.

OUTSIDE

1 Windsor Road stands in a corner position with a wide frontage to Windsor Road with a shaped front lawn with matured, evergreen boundary hedging and a DRIVEWAY laid in tarmacadam providing ample off street parking. There is a GARAGE to one side with a remote controlled elevating door, concrete floor, electric light and a glazed door to the rear opening into a STUDY / OFFICE with windows to two elevations, storage cupboards, integrated ceiling lighting and which is an ideal space for those wishing to work from home.

The REAR GARDEN enjoys a high degree of privacy for a property of this nature in this location with gated access from the front, a wide, paved patio, a shaped lawn, stocked beds and borders.

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 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 very low risk.

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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£675,000

EPC:

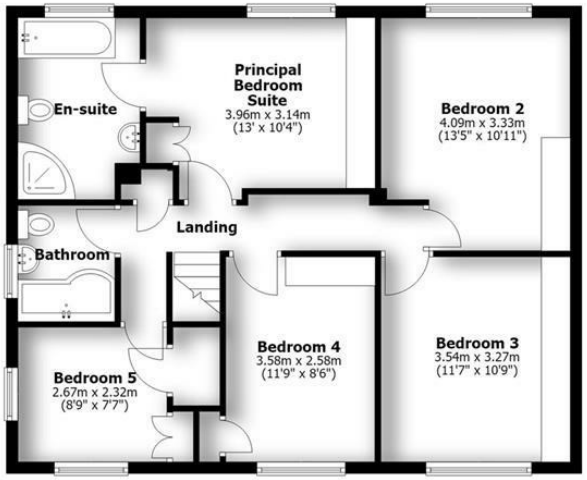
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

1 WINDSOR ROAD
ALBRIGHTON

HOUSE:	156.3sq.m.	1682sq.ft.
GARAGE & STUDY:	28sq.m.	301sq.ft.
TOTAL:	**184.3sq.m.**	**1983sq.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