

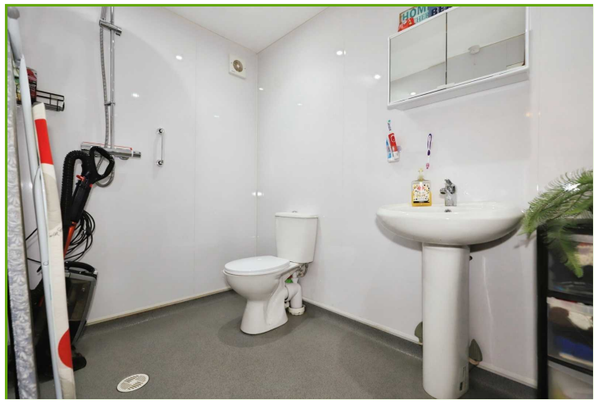


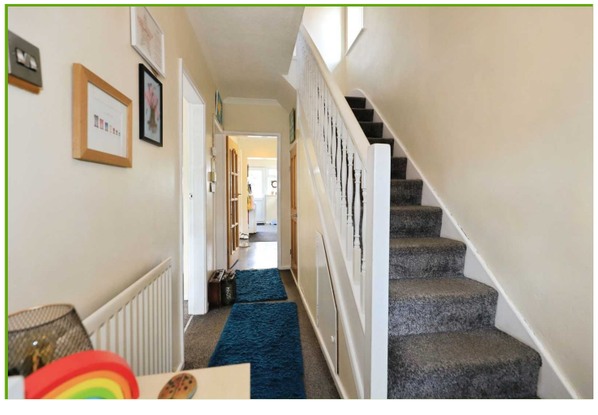












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The Property Ombudsman

Delaware Avenue, Albrighton,
Wolverhampton, Shropshire, WV7

Asking Price: £370,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

Delaware Avenue, Albrighton, Wolverhampton, Shropshire, WV7

Asking Price: £370,000 Tenure: Freehold

Council Tax Band:
EPC Rating: TBC
Local Authority: Shropshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

• EXTENDED FOUR BEDROOM HOUSE, • LOUNGE/SITTING ROOM/DINING ROOM, • BREAKFAST KITCHEN AND THRU HALLWAY, • GROUND FLOOR WET ROOM AND CLOAKROOM W/C, • LOFT CONVERSION ROOM, • SOUGHT AFTER VILLAGE LOCATION, • LARGE REAR GARDENS AND DRIVEWAY, • FIRST FLOOR BATHROOM W/C, • DOUBLE GLAZING AND GAS CENTRAL HEATING

Description
A VIEWING IS HIGHLY RECOMMENDED ON THIS EXTENDED FOUR BEDROOM HOUSE OCCUPYING A MOST SOUGHT AFTER LOCATION IN THE VILLAGE OF ALBRIGHTON WITH PLENTY OF LOCAL AMENITIES INCLUDING A MAINLINE TRAIN STATION. THE PROPERTY INCLUDES A WEALTH OF FEATURES INCLUDING THROUGH HALLWAY. TWO RECEPTION ROOMS. MODERN BREAKFAST KITCHEN. LARGE REAR GARDENS. LOFT CONVERSION BEDROOM. GROUND FLOOR SHOWER ROOM W/C AND A DRIVEWAY FOR OFF ROAD PARKING APPEALING TO PLENTY OF BUYERS. The accommodation briefly comprises: THROUGH HALLWAY. WET ROOM/WC with a white suite. LOUNGE facing the front. REAR SITTING ROOM/DINER with doors leading to the rear garden and access to the BREAKFAST KITCHEN well appointed with a range of wall and base units with surfaces over. FIRST FLOOR with loft access. THREE FIRST FLOOR BEDROOMS. BATHROOM W/C with a three piece suite and then there is a LOFT CONVERSION FOURTH BEDROOM with Velux style windows. OUTSIDE: A PARTICULAR FEATURE is the LARGE REAR GARDENS with plenty of lawn areas, patio areas, greenhouse whilst to the front the DRIVEWAY provides off road parking. EPC GRADE AWAITED.

Location
Loak Road is situated in the desirable village of Albrighton. Well placed for access to local amenities in the village along with access to a mainline train network. Further amenities can be found in nearby Telford and Wolverhampton along with access to the M6 and M54 motorways.

Through Hallway
Double glazed entrance hall, stairs to first floor, radiator.

Lounge
10' x 15'3" (3.05m x 4.65m)
Double glazed window, radiator, feature fireplace.

Sitting Room
13'1" x 10' (4m x 3.05m)
Radiator, feature fireplace.

Dining Area
9'1" x 7'6" (2.77m x 2.29m)
Doors leading to outside.

Breakfast Kitchen
18'7" x 6'1" (5.66m x 1.85m)
Wall and base units with surfaces over, built in double oven, hob, extractor fan, double glazed window, double glazed door to outside.

Shower Room/Wet Room
8'6" x 5'3" (2.6m x 1.6m)
Three piece suite, radiator.

Cloakroom W/C
Two piece suite.

Stairs To:

First Floor Landing
Loft access.

Bedroom One/Loft Conversion
18'4" x 9'10" (5.6m x 3m)
Double glazed window, radiator.

Bedroom Two
15'3" x 10' (4.65m x 3.05m)
Double glazed window, radiator, built in wardrobes.

Bedroom Three
10' x 9'11" (3.05m x 3.02m)
Double glazed window, radiator.

Bedroom Four
Double glazed window, radiator, built in wardrobe.

Bathroom W/C
10'2" x 5'11" (3.1m x 1.8m)
Three piece suite, double glazed window, radiator.

For full EPC please contact the branch.

Outside

Rear Garden
Lawn areas, patio areas, shrubs, bushes and trees, greenhouse.

Front Garden

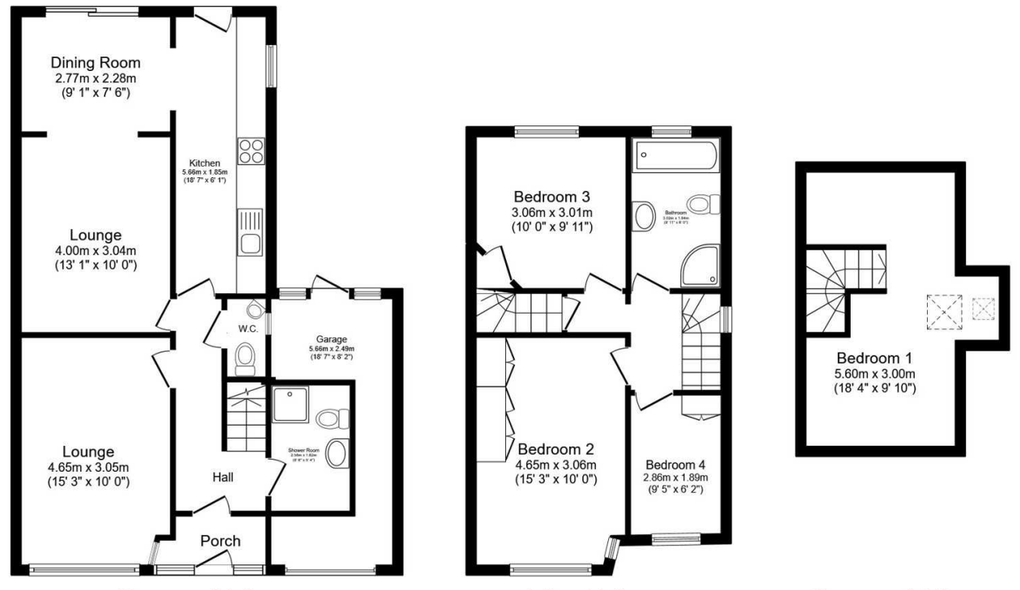
Driveway
Off road parking.

Local Authority/Council Tax Band
Shropshire Council/Band D

Tenure
Freehold

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All Measurements



Total floor area 128.2 sq.m. (1,380 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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