



43 Church Road, Albrighton, Wolverhampton, WV7 3LH

BERRIMAN  
EATON

## 43 Church Road, Albrighton, Wolverhampton, WV7 3LH

A well presented three double bedroom detached bungalow in a sought after location just a short distance from the High Street with a large driveway

### LOCATION

Just a few minutes walk from the High Street, 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, 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

43 Church Road offers flexible accommodation which currently provides three double bedrooms, a house bathroom, a lounge and open plan living / kitchen / study with a laundry beyond. There is a large loft which could be converted should buyers so wish (subject to gaining all of the usual and necessary consents and permissions).

The property benefits from ample off road parking, a garage, double glazing and gas central heating. We are informed that the roof tiles were replaced in 2018.

### ACCOMMODATION

Double glazed double doors open into the PORCH with a glazed door opening into the HALL with coved ceiling, access to the large loft via a drop down ladder and a cloak cupboard. The LOUNGE has a double glazed lattice walk in bay window with two coordinating windows to the side, an electric fire set in a formal surround and coved ceiling. A door from the hall opens into a STUDY AREA with a fitted desk and drawers, this room is open to the LIVING KITCHEN with double glazed windows to three elevations, ample space for dining and the kitchen has a range of wall and base units with working surfaces and tiled splash back, there is a ceramic sink and drainer, space for an electric cooker, space for a fridge freezer, wiring for a wall mounted TV, heated ladder towel rail and a glazed door opens into the LAUNDRY with wall and base units, space for a washing machine and tumble dryer, concealed boiler cupboard, double glazed doors to two elevations, tiled flooring and a GUEST CLOAKROOM with WC, wash basin, tiled floor and heated ladder towel rail.

BEDROOM ONE is a good size double room with a double glazed walk in bay window to the front, wiring for wall lights and coved ceiling. BEDROOM TWO is an excellent size double room with a double glazed lattice window to the side and coved ceiling. BEDROOM THREE is double in size with a double glazed window to the rear garden and coved ceiling. The BATHROOM has a panelled bath with shower over, WC, pedestal wash basin, tiled flooring, concealed cupboard, a heated ladder towel rail and a double glazed lattice window.

### OUTSIDE

43 Church Road sits behind a large DRIVEWAY laid in tarmac affording off road parking for approximately five cars with an area of lawn to the front with planted border. The GARAGE has an up and over door, electric light and power, concrete floor and a courtesy door to the REAR GARDEN with a paved patio to the rear of the property, an external cold water supply, there is a shaped lawn with planted beds and borders and a garden shed.

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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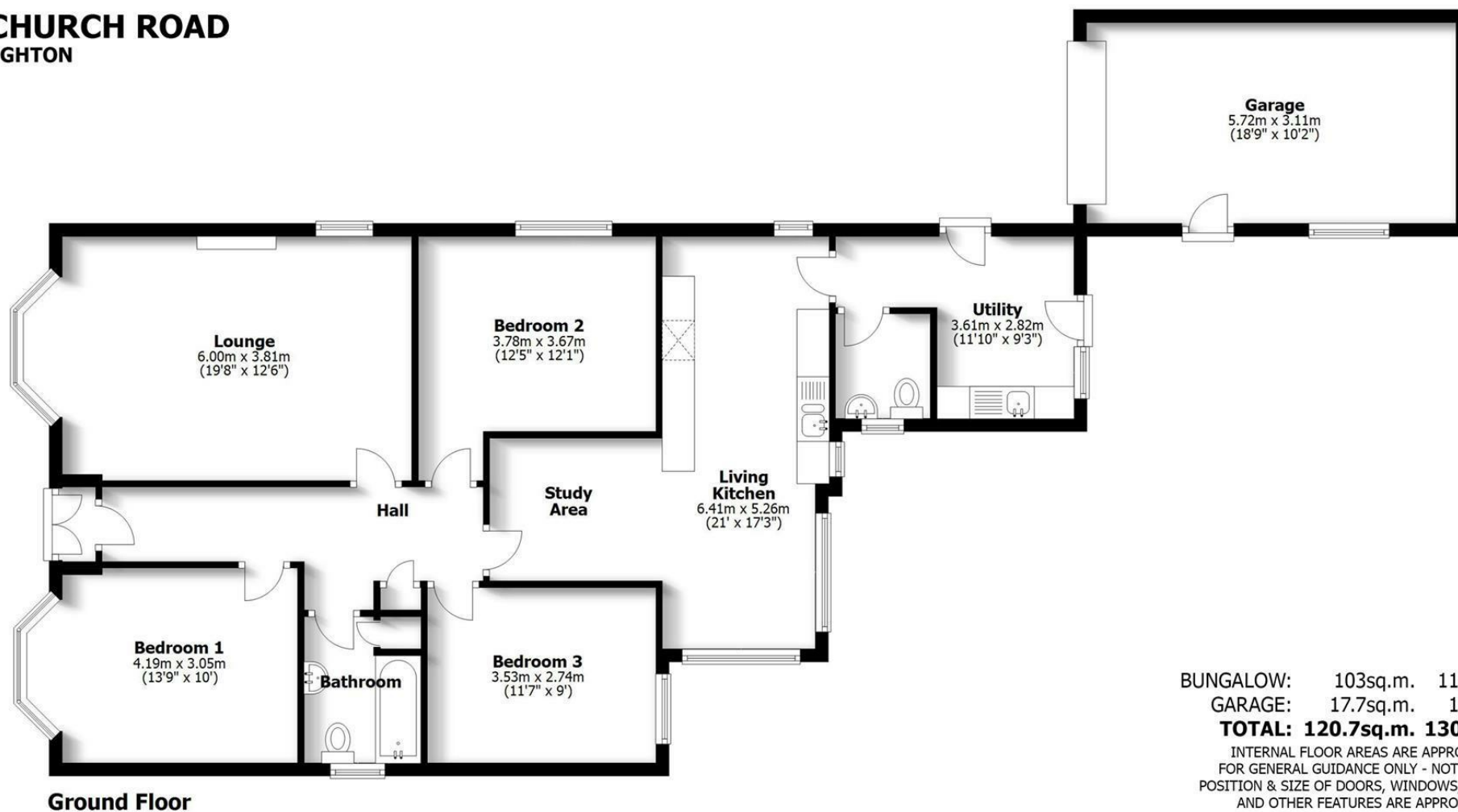
Offers Around  
£445,000

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.



## 43 CHURCH ROAD ALBRIGHTON



BUNGALOW: 103sq.m. 1109sq.ft.  
GARAGE: 17.7sq.m. 191sq.ft.  
**TOTAL: 120.7sq.m. 1300sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

