

Rees Page



6 Ash Grove, Albrighton, Wolverhampton, WV7 3QU

Situated within the popular Shropshire village of Albrighton, to the West of Wolverhampton, and with its many local amenities including railway station. This two-bedroomed mid-terrace home offers great potential!

The property forms part of an Estate and as such is offered with no upwards chain. Having been in the same family for many years, it has been a loved home but is now in need of extensive re-modernisation. The property does however benefit from lawn gardens and communal parking.

Offers Around

£168,000

Offers are invited for consideration.



Entrance

Is made under a canopy to glazed door opening into.

Reception Hall

With ceiling light and doors into.

Living Room

14' 8" x 11' 9" (4.47m x 3.58m)

With double glazed UPVC window to the front, ceiling light, coving, tiled fireplace with electric fire, TV point and door into.



Dining/Kitchen

15' 0" (max) x 8' 11" (4.57m x 2.72m)

With double glazed UPVC to rear window, two ceiling light strips, fitted range of wall and base units, roll edge work surface, inset sink and drainer, freestanding gas cooker, plumbing for washing machine, understairs cupboard, telephone point and TV aerial point.

Part glazed window and doors into the rear veranda.



Rear Veranda

Part glazed door and window to rear garden.

Doors into brick built out house.

Stairs rise from the hallway to the first floor.

Landing

With ceiling light, doors into storage cupboard with shelving and doors into.

Bedroom One

15' 0" (max, into wardrobe doors) x 10' 3" (including stair bulkhead)(4.57m x 3.12m)

With ceiling lights, double glazed UPVC front window, loft access hatch, fitted wardrobe to one wall, stairs bulkhead and telephone point.



Bedroom Two

13' 6" x 8' 8" (4.11m x 2.64m)

With ceiling lights, single glazed rear window and built in airing cupboard.

Bathroom

6' 0" x 6' 1" (1.83m x 1.85m)

With ceiling lights, single glazed window to the rear, wall mounted washbasin, panel bath and WC, tiled splashbacks and mirrored wall cabinets.

Outside

To the fore is a large communal green space, communal parking, private front lawn garden and shared side passage to rear garden.

To the rear is a lawn garden with patio area, shed and potential for further parking via a private road.

Location

The property is situated within the village of Albrighton, with its many local amenities, including schools, shops, eateries and railway station.

From the High Street, turn onto Cross Road, second left into Ash Grove, follow round and the property can be found on the right.

For SATNAV please use the postcode WV7 3QU.

NB

The property forms part of an estate. Probate has been granted.

No upwards chain.

Fixtures & fittings such as carpets, light fittings, curtains will remain in situ as seen.

Any remaining contents are included in the asking price and will remain in situ as seen.

Offers are invited for consideration.

Viewing is strictly by prior appointment.

Energy Performance Rating: G (17)

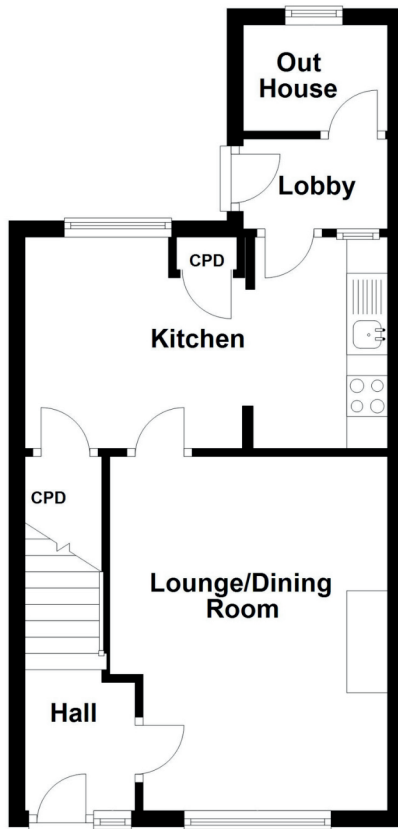
Title: Freehold

Council Tax: Shropshire Band A = £1,553.11 p.a.

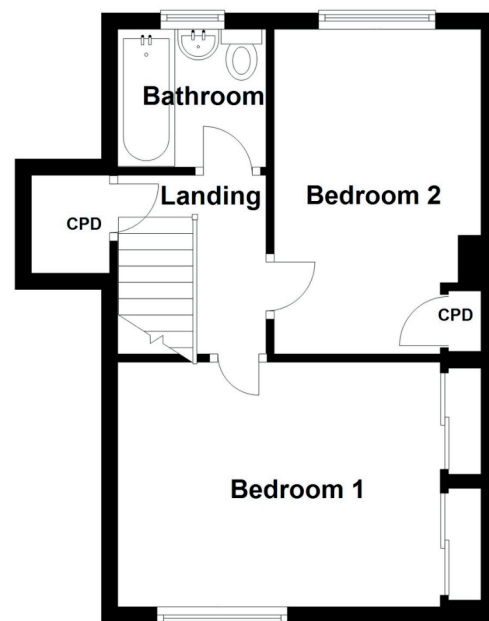


Total Floor Area = 65 square metres

Ground Floor



First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

6 Ash Grove, Albrighton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.



ADAM WHITEHOUSE

8-12 Waterloo Road
Wolverhampton
WV1 4BL

T: 01902 577775

Email: sales@reespage.co.uk

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www.reespage.com

01902 577775