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26 Pitchford Road, Albrighton, WV7 3LS

Offers In The Region Of £185,000

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Albrighton has comprehensive range of shops and local facilities, which include a Post Office, bank, doctors' and dental surgeries, chemist, petrol station, veterinary practice, library, churches, public houses etc, as well as a wide range of schools, including two primary schools and Birchfield Preparatory School which feed into the highly regarded Idsall secondary school, as well as selective grammar schools in Wolverhampton and Newport. Albrighton is mentioned in the Domesday Book, parts of which date back to the 7th Century, and contains plenty of historical properties. The village is approx. 5½ miles from the market town of Shifnal, and about 8 miles from the centre of Wolverhampton, with their wider ranges of amenities. There is a rail station within the village providing a regular train service between Birmingham and Shrewsbury. Located just three miles from Junction 3 off the M54, the village is ideally located for commuting.

No Upward Chain

This traditionally built brick and tile mid-terrace house is located in a popular residential area within the attractive village of Albrighton, whilst it would benefit from some refurbishment /modernisation to suit individual tastes, the layout offers good sized living accommodation including uPVC double glazing and gas central heating throughout. In more detail:-

Wooden panelled front door into entrance hall with front aspect double glazed window and radiator.

Lounge

14'9" x 11'8" max (4.50 x 3.58 max)

having contemporary wall mounted electric fire. Radiator and front aspect double glazed window.

Sitting Room

12'11" x 9'6" (3.95 x 2.92)

with rear aspect double glazed window. Electric fire and radiator. Built-in downstairs store cupboard.

Kitchen

9'6" x 8'7" (2.92 x 2.63)

having fitted cupboards and drawers with contrasting worksurfaces and complementary tiling. Inset stainless steel sink and drainer unit. Space for stand-alone cooker and space for under counter fridge and washing machine. Central heating boiler and radiator. External courtesy door opening to the rear garden and double glazed window.

Stairs from the hallway rise to the first floor landing with ceiling access hatch to loftspace. Built-in shelved store cupboard.

Bedroom One

14'9" x 9'8" (4.50 x 2.95)

double glazed front aspect window. Radiator. Built-in wardrobe.

Bedroom Two

11'8" x 9'6" (3.58 x 2.90)

radiator and rear aspect double glazed window.

Bedroom Three

9'8" x 9'0" (2.95 x 2.75)

built-in single wardrobe. Radiator and double glazed window with rear aspect.

Bathroom

being fully tiled having panelled bath and electric shower unit above. Pedestal wash hand basin. Double glazed window and built-in shelved storage cupboard. Radiator.

Separate W.C.

with low level flush W.C. and tiled walls to half height. Double glazed window.

Outside

The property is approached off Pitchford Road over a gravelled parking space offering off road parking for two vehicles. A shared path leads to a side passageway opening to the fully enclosed rear garden laid to neatly shaped lawns having well stocked side borders with a variety of mature plants and shrubs. Paved patio area and timber garden shed.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire County Council, that the property is in Band B.

EPC RATING: D (64)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: The vendors are unable to confirm whether broadband or mobile signal is available at the property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: We understand that there are no additional charges payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: A pedestrian passageway shared with the adjoining property provides access to the rear of the property having appropriate rights of way.

FLOODING ISSUES: The vendors are unable to confirm whether or not the property has been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are unable to confirm whether there are any planning applications or developments that may affect the property.

COAL FIELDS/MINING: Albrighton is not an historic mining area, but prospective purchasers are advised make their own enquiries.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From the centre of the village, proceed along Cross Road, at the second roundabout turn right onto Albert Road then left into Bishton Road. Turn next right into Pitchford Road and the property can be found on the right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

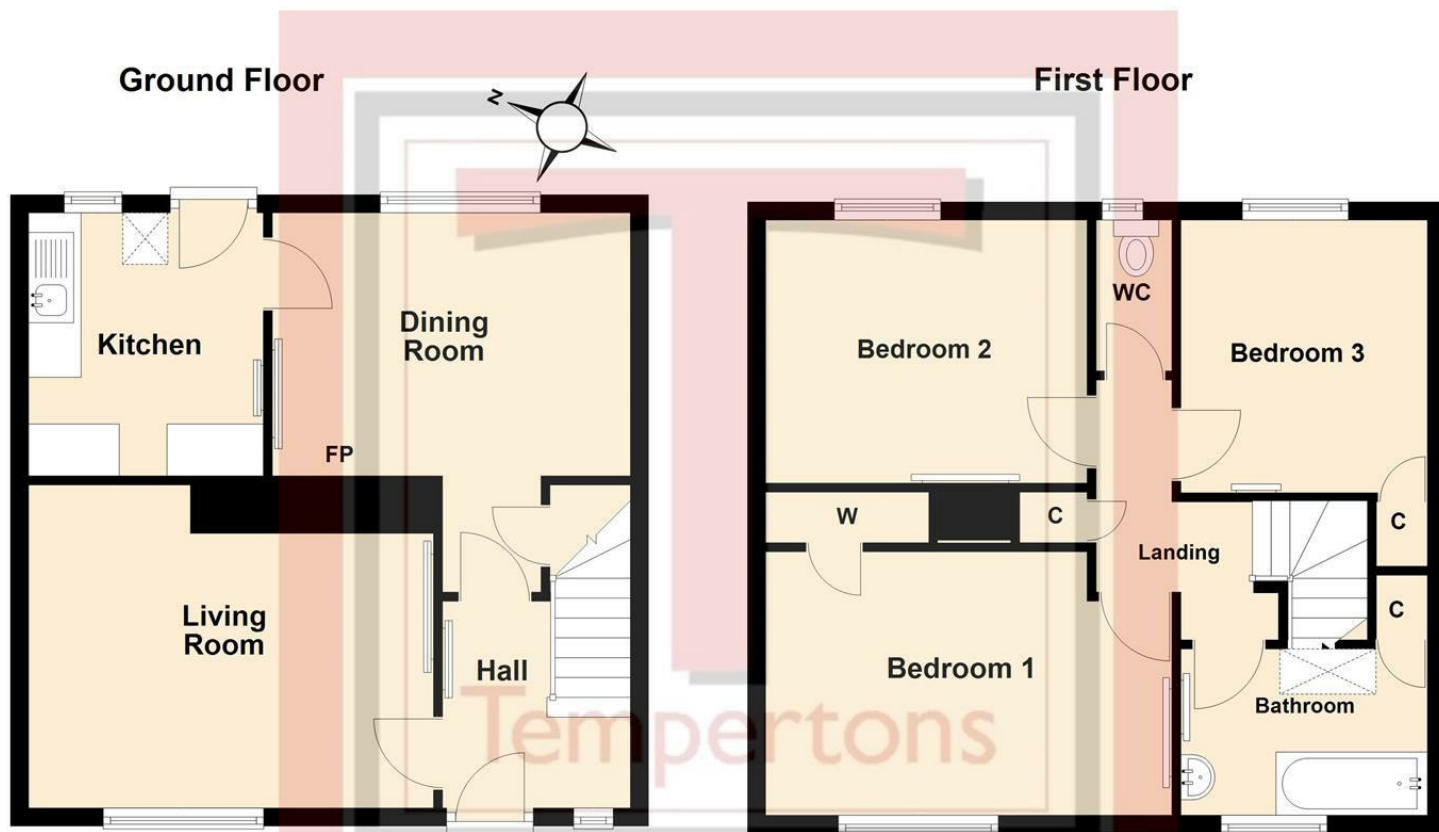
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	81
England & Wales		EU Directive 2002/91/EC



Total area: approx. 92.5 sq. metres (995.3 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

26 Pitchford Road, Albrighton, Wolverhampton

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

