

120 Cross Road Albrighton WV7 3QP

A Most Appealing Larger Than Average Three Bedroom Semi Detached Family Home with "NO UPWARD CHAIN", Parking for Several Cars, a Large Garage and a Delightful Landscaped Rear Garden, positioned on the rural fringe of Albrighton, with a wonderful aspect towards the glorious countryside. This highly sought after Shropshire village enjoys a choice of excellent shops, restaurants, cafes, bars, a medical practice and highly regarded local schools together with a rail station giving direct connections to Shrewsbury and the West Midlands. The property is also well placed within easy travelling distance to the M54 and motorway networks at Junction 3 giving fast access to the M6. The well appointed accommodation arranged over two floors offers an Entrance Hall having a Guest Cloakroom, Dining Room, a Lounge giving access to the rear garden and a modern Kitchen with an adjoining Conservatory, both enjoying underfloor heating providing ideal family dining and entertaining areas. A staircase rises to the First Floor very spacious landing offering use as a Study/Home Office, Master Bedroom having a generous sized En Suite and two further good sized bedrooms being served by a superb House Bathroom.

ACCESS The property is approached from the road through a five bar gate over an expansive paved driveway proceeding to the garage, gated access to the rear garden, and an area laid to gravel with established planted borders and fencing to the roadside.

Overview

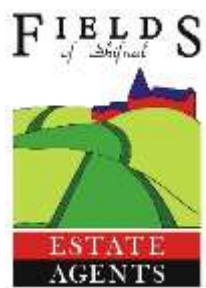
- A Most Appealing, Larger Than Average Three Bedroom Semi Detached Family Home
- "NO UPWARD CHAIN" - Parking for Several Cars, Large Garage and a Delightful Landscaped Rear Garden
- Two Reception Rooms
- Downstairs Guest Cloakroom
- Modern Kitchen with an Adjoining Conservatory both with underfloor heating
- Utility Room
- Master Bedroom with a Generous Sized En Suite
- Two Further Good Sized Bedrooms and House Bathroom
- Gas Central Heating, Double Glazing, Exterior Lighting

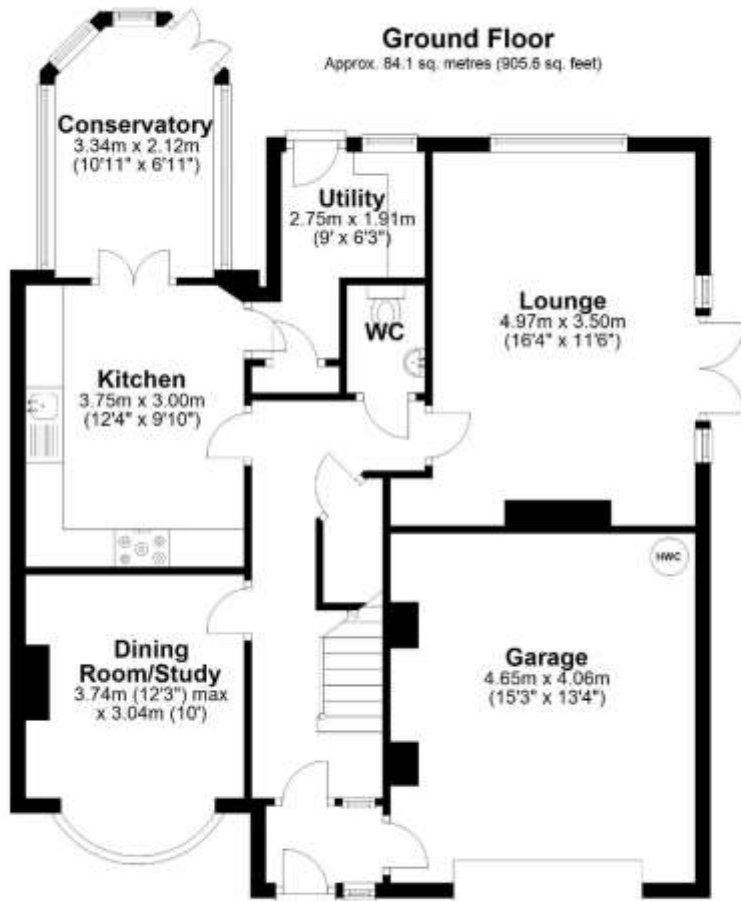
ACCOMMODATION A tiled overhang porch with exterior lighting and a UPVC entrance door giving access to an enclosed **ENTRANCE PORCH** Having a wood effect floor, ceiling light, a door to garage and a glazed door to: **ENTRANCE HALL** Having a wood effect floor, stairs to first floor, radiator, two ceiling light points, a door to understairs storage cupboard, door to **DOWNSTAIRS GUEST CLOAKROOM** - Having ceiling light, hand wash basin with cupboard beneath and wall mirror with lighting above, **W.C. DINING ROOM/STUDY** Overlooking the frontal aspect and having a bay window, radiator, carpet, feature fireplace having a shelved wall to side, ceiling light point, two wall light points. **LOUNGE** Having rear aspect double opening doors leading out to the rear garden, a side aspect window, two radiators, ceiling light point, carpet, a feature fireplace with a wooden surround and inset with coal effect electric fire set on a marble hearth. **KITCHEN** Overlooking the rear aspect and having a tiled effect floor with underfloor heating, ceiling light point, an attractive range of modern base and eye level units with laminate work surfaces incorporating a one and a half bowl stainless steel sink and drainer, five ring gas hob, ceramic hot plate, chimney style extractor over, double electric oven, space for American style fridge/freezer, space and plumbing for dishwasher, part tiled walls and a door to: **UTILITY ROOM** Having a ceramic tiled floor, radiator, ceiling light point, counter top with space and plumbing beneath for washing machine and dryer, bi fold doors to a shelved storage cupboard. From the rear of the kitchen double doors open into: **CONSERVATORY** Of brick and UPVC construction with top opening windows, a ceramic tiled floor having underfloor heating, ceiling light point, and a door opening on to the rear garden.

A spindled, carpeted staircase rises to **SPACIOUS FIRST FLOOR GALLERIED LANDING** - Having carpet, rear aspect stairhead window, two ceiling light points, radiator, two loft access hatches. **MASTER BEDROOM** A lovely spacious room overlooking a wonderful countryside aspect and having a bay window, ceiling light point, a column radiator, carpet, and a door opening into: **EN SUITE** Being of a generous size with a side aspect obscured glazed window, tiled floor, heated towel rail, a suite comprising of a Victoria and Albert bath with chrome tap sitting on a raised plinth, corner shower enclosure with rainhead shower and hand held attachment, pedestal hand wash basin, **W.C. BEDROOM TWO** Overlooking the frontal countryside aspect with bay window, carpet, ceiling light point, radiator. **BEDROOM THREE** Overlooking the rear aspect and having carpet, ceiling light point, radiator. **HOUSE BATHROOM** Overlooking the frontal aspect and being well appointed having a suite comprising of a panelled bath with thermostatic shower over, screen, pedestal hand wash basin, wood effect floor, heated towel rail, tiled walls and a built in storage cupboard.

REAR GARDEN A very private garden with a fence panelled and gated perimeter, and a substantial paved patio to the rear and side aspect bordering a well maintained lawn providing wonderful outdoor dining and family leisure spaces, with feature fir trees pampas grass and established greenery providing interest and colour surrounding this lovely garden. A timber garden shed provides a good storage facility. **GARAGE** Of good proportions and very clean with light and bright neutrally painted walls, an electronically controlled roller shutter door, radiator, two ceiling lights, power, a wall mounted gas central heating boiler, hot water cylinder. **SHROPSHIRE COUNCIL TAX BAND D DIRECTIONS: SAT NAV POST CODE: WV7 3QP**







Total area: approx. 141.4 sq. metres (1522.0 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



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