



Helping *you* move



## The Coppice, Cross Road, Albrighton, WV7 3QT

A very attractive, modern 4 Bedroom Semi-Detached House beautifully presented and offering spacious family accommodation within this highly desirable village and also in a great position to enjoy all the villages amenities. The property has stylish Lounge, spacious Kitchen Dining Room and separate Utility. A lovely spacious Main Bathroom and an En-Suite and Dressing Room to the 2nd floor Main Bedroom. Within the gardens there is a Brick Built Office Store and the front the property benefits from Ample Parking.

Offers in the Region of  
**£375,000**

# The Coppice, Cross Road, Albrighton, WV7 3QT

## Overview

- Modern Semi-Detached Family Home
- 4 Bedrooms Over Two Floors
- Entrance Hall, Ground Floor W.C.
- Kitchen Dining Room, Utility Room
- Lounge
- En-Suite to Main Bedroom, Family Bathroom
- Walk-in Attic Dressing Room, Brick Built Office/Store
- Lovely Rear Gardens with Patio and Driveway Parking for Several Cars
- Council Tax Band D
- EPC Rating D



## BRIEF DESCRIPTION

An alluring contemporary 4-Bedroom Semi-Detached residence, wonderfully well presented and providing expansive family living in a sought-after village. Ideally situated to relish the village's amenities. This property features an elegant Lounge, a generously sized Kitchen Dining Room, and a separate Utility Area. The delightful Main Bathroom is spacious, complemented by an En-Suite and Dressing Room for the Main Bedroom on the second floor. The well-maintained gardens include a Brick-Built Office/Store, and Ample Parking is available at the front of the property.

## LOCATION

The property is situated in the highly regarded Shropshire town of Albrighton, which has a range of eateries, convenience stores, public houses and a Co-operative supermarket. There is a good selection of Primary and Secondary schooling options in the local area, including the excellently reputed Birchfield School and Tettenhall College.

Commuting potential is excellent with the A41 being just over 1 mile away and which gives easy access to the Midlands motorway network; in particular the M54 and M6.



Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION: TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** From Newport following the A41 in the direction of Wolverhampton. Continue to follow A41 for 5.0 miles. At Pickmere Roundabout, take the 2nd exit and stay on A41 and continue for 2.7 miles. At Tong Interchange, take the 2nd exit onto Newport Road/A41 and continue for 1.1 miles through Cosford. Turn right onto Newport Road and continue onto High Street. Turn right onto Cross Road and go through one roundabout. The property is then located just past Ash Grove on the left hand side as identified by our For Sale Board.

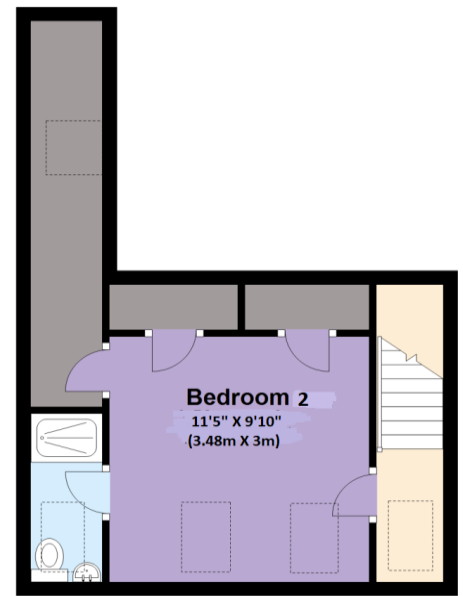
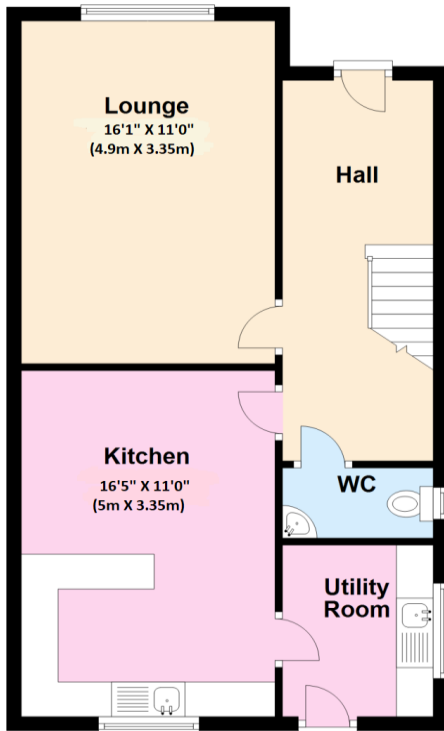
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

Ground Floor

First Floor

Second Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Plan produced using PlanUp.

**The Coppice**



**Selling your home?**

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



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 purposes 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.