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The Property Ombudsman

Woodland Close, Albrighton,
Wolverhampton, Shropshire, WV7

Asking Price: £300,000

Tenure: Freehold

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Council Tax Band: C
EPC Rating: C
Local Authority: Shropshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

• EXTENDED THREE BEDROOM HOUSE, • LOUNGE/DINING ROOM/CONSERVATORY, • BREAKFAST KITCHEN AND THROUGH HALLWAY, • SOUGHT AFTER VILLAGE LOCATION OF ALBRIGHTON, • DOUBLE GARAGE AND LARGE DRIVEWAY, • ENCLOSED REAR GARDEN, • BATHROOM W/C, • DOUBLE GLAZING AND GAS CENTRAL HEATING

Description
A VIEWING IS HIGHLY RECOMMENDED ON THIS THREE BEDROOM EXTENDED HOUSE OCCUPYING A MOST SOUGHT AFTER LOCATION IN THE VILLAGE OF ALBRIGHTON WITH PLENTY OF LOCAL AMENITIES INCLUDING A MAINLINE TRAIN STATION. THIS PROPERTY HAS MANY FEATURES TO INCLUDE TWO RECEPTION ROOMS. CONSERVATORY. BREAKFAST KITCHEN ALONG WITH A 33ft LONG GARAGE APPEALING TO PLENTY OF BUYERS. The accommodation briefly comprises: ENTRANCE PORCH. THROUGH ENTRANCE HALLWAY with stairs to the first floor. LOUNGE with a feature fireplace. DINING ROOM to the rear with access into the LOVELY CONSERVATORY having double doors leading to the rear garden. THE BREAKFAST KITCHEN is well appointed with a range of wall and base units with surfaces over, space for appliances and a double glazed door leading into the garage. FIRST FLOOR: Loft access and a storage cupboard. THREE BEDROOMS with all having fitted wardrobes and there is a BATHROOM W/C with a three piece suite. OUTSIDE: This property features AN ENCLOSED REAR GARDEN with lawn areas, patio areas, and a range of mature plants, shrubs and trees whilst to the front there is A 33FT LONG GARAGE and DRIVEWAY for off road parking. EPC AWAITED.

Location
Woodland Close is situated in the desirable village of Albrighton. Well placed for access to local amenities in the village along with access to a mainline train network. Further amenities can be found in nearby Telford and Wolverhampton along with access to the M6 and M54 motorways.

Entrance Porch
Double glazed opening door.

Through Hallway
Entrance door, stairs to the first floor, understairs storage cupboard.

Breakfast Kitchen
13'9" x 9' (4.2m x 2.74m)
Wall and base units with surfaces over, space for appliances, double glazed window, radiator, double glazed door leading into the garage.

Lounge
14'7" x 10'10" (4.45m x 3.3m)
Feature fireplace housing a gas fire, radiator.

Dining Room
15'4" x 9' (4.67m x 2.74m)
Double glazed patio doors leading into the conservatory, radiator.

Conservatory
11'4" x 9'1" (3.45m x 2.77m)
Double doors to outside.

Stairs To:

First Floor Landing
Loft access, storage cupboard.

Bedroom One
13'4" x 9'7" (4.06m x 2.92m)
Double glazed window, range of fitted wardrobes, radiator.

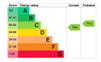
Bedroom Two
11'2" x 9'8" (3.4m x 2.95m)
Double glazed window, range of fitted wardrobes, radiator.

Bedroom Three
10' x 6' (3.05m x 1.83m)
Double glazed window, radiator, fitted range of wardrobes.

Bathroom W/C
6' x 5'7" (1.83m x 1.7m)
Three piece suite, double glazed window, radiator.

Outside

Rear Garden
Patio areas, lawn areas, mature shrubs, plants and trees.



For full EPC please contact the branch.

Garage And Driveway
33'6" x 9'1" (10.2m x 2.77m)
Double opening doors, rear double glazed window and access door to the rear garden.

Front Garden
Lawn areas.

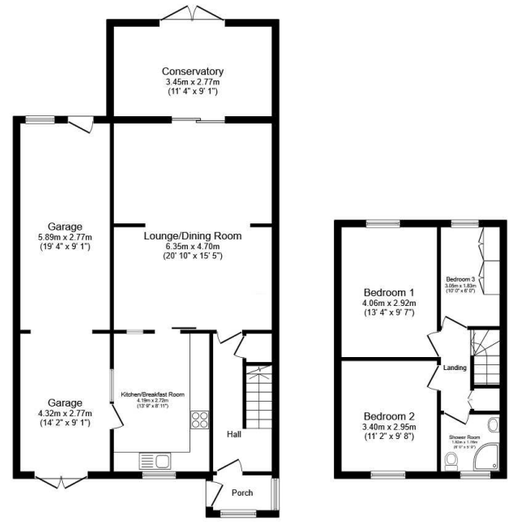
Local Authority/Council Tax Band
Shropshire Council/Tax Band C

Tenure
Freehold

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and



Ground Floor
Floor area 99.3 sq.m. (1,069 sq.ft.)

First Floor
Floor area 36.5 sq.m. (393 sq.ft.)

Total floor area: 135.8 sq.m. (1,462 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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