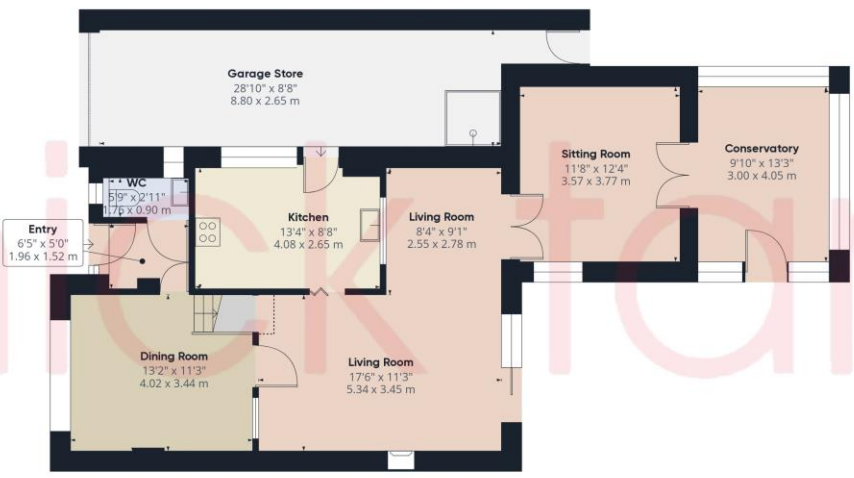


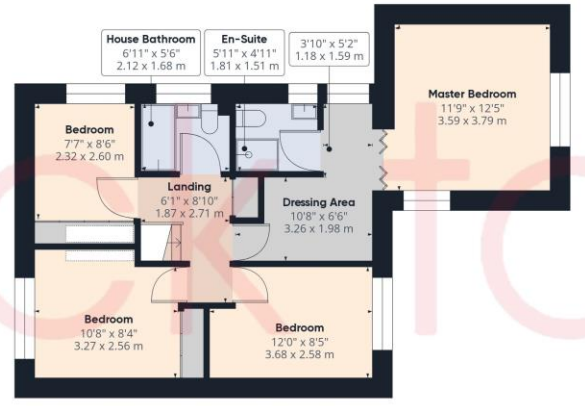


33 Bushfield Road, Albrighton, Wolverhampton  
WV7 3PG

nick tart



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1742.14 ft<sup>2</sup>  
 161.85 m<sup>2</sup>

Reduced headroom  
 3.12 ft<sup>2</sup>  
 0.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



# 33 Bushfield Road, Albrighton WV7 3PG

- Village location
- Entrance hall with WC
- Dining room
- Living room
- Sitting room
- Conservatory
- 4 Bedrooms
- Dressing room
- House bathroom + En-suite
- Private rear garden

The accommodation in further detail comprises...

### Ground floor

**Entrance hall** which has a timber frame front door with obscure glass, radiator, tiled effect flooring, door to downstairs WC, radiator with an internal door to...

**Dining room** which has a double-glazed window to the fore, radiator, staircase rising to the first floor and an internal door leads to...

**'L' shaped Living room** which has a contemporary style fireplace with inset electric fire, double-glazed sliding patio doors to the rear, radiator and doors to...

**Kitchen** which has a matching range of wall and base level units with work surfaces over, 1 1/2 bowl sink unit with extendable mixer tap, integrated dishwasher, fridge and freezer, built in oven with a five-ring gas hob and extractor fan over whilst an internal door leads to...

**Garage** offers a remote-controlled electric roller garage door, the benefit of power and light points, wall mounted gas boiler, plumbing for washing machine, space for dryer, additional work surface and UPVC double-glazed patio door with obscure glass leading to the garden.

**Sitting room** which has a radiator and double-glazed window to the side whilst double doors lead to...

**Conservatory** which is of UPVC construction, has tiled flooring and the benefit of a radiator.

### First floor

**Landing** which has hatch to roof space, built in storage cupboard and doors to...

**Bedroom** which has a double-glazed window to the fore, radiator and built in wardrobe with sliding doors.

**Bedroom** which has a radiator and double-glazed window to the rear.

**Master bedroom** which is approached off the landing immediately into an **'L' shaped dressing area** which has a radiator, double-glazed window to the side and doors to...

**Ensuite** which has a shower cubicle, WC, wash hand basin with mixer tap and vanity unit under, radiator, tiled flooring, tiled walls and double-glazed window with obscure glass to the side.

**Bedroom** which has a radiator and double-glazed windows to the side and rear respectively.

**Bathroom** which has a suite comprising of a 'P' shaped panel bath with shower attachment over, WC, wash hand basin with mixer tap and vanity unit under, radiator, fully tiled walls, wood effect flooring and double-glazed window with obscure glass to the side.

**Bedroom** which has built in wardrobes with sliding mirrored door, radiator and double-glazed window to the side.

### Outside

There is a paved patio area with a step up to the lawn which is surrounded by pleasant flower and shrub borders. To the front of the property is a block paved driveway that allows ample off-road parking.

**EPC** - C70

**Tenure** - we are advised the property is Freehold.

**Services** - we are advised all mains services are connected.

**Council Tax** - Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)



Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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