



2 The Orchard, Albrighton, WV7 3RE

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2 The Orchard is situated within a much sought after semi-rural location on the fringe of the main high street with its excellent range of local amenities this completely re-modernized detached family home must be viewed internally to truly appreciate the quality of appointments and features within the modern interior which provides an excellent standard of living accommodation throughout synonymous with present day lifestyle requirements.

The property itself has undergone a total refurbishment which was completed in November 2024.

A complete record (including photographs) of the refurbishment and all required certifications are both available.

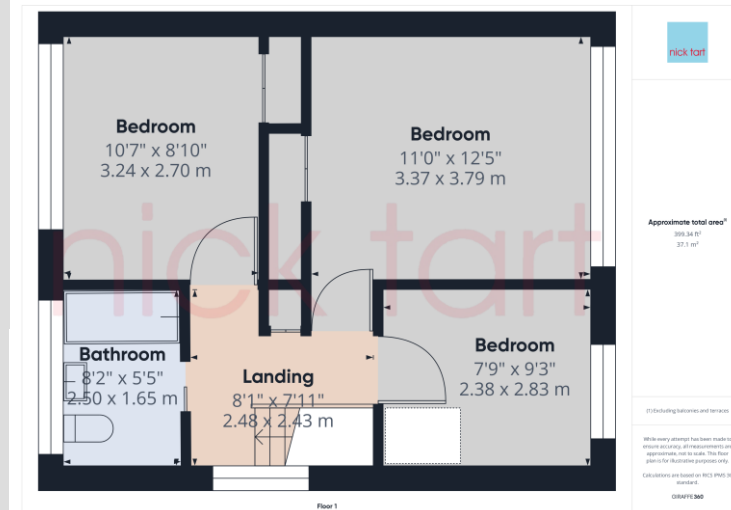
As a result of the extensive upgrade to the property, this is a must see home in a truly pristine condition and is an opportunity not to be missed.

The refurbishment includes:

- Full replacement of the garage roof
- New external doors together with double glazed windows throughout, including bifold doors to the patio
- The entire property has been rewired, new electric sockets, switches and lights have been installed throughout.
- The heating system has been entirely replaced, complete with a new boiler, plumbing and pipework. All radiators throughout the home are new and include feature radiators in the kitchen and bathrooms.
- Completely replastered and decorated
- A fully modern kitchen, utility and cloakroom complete with new integrated appliances
- All internal doors in oak or part glazed oak
- Upstairs bathroom
- Staircase with glass panels and oak balustrading
- All flooring in either carpet or oak effect vinyl
- New limestone patio and pathways together with a newly tarmaced driveway

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.



Albrighton has close access to a number of popular villages as well as the M54 motorway and national railway services which run from Albrighton station itself providing access to major principal cities and towns. The area is also well served by notable primary and secondary schools in both the state and private sectors.

The gas centrally heated and double-glazed living accommodation in further detail comprises...

Ground floor

Entrance hall which has oak effect vinyl flooring, recessed spotlights, under stair stores whilst twin opening part glazed oak doors open into the...

Good sized sitting room with double-glazed window and recessed spotlights.

Separate dining room which has recessed spotlights and bifold doors leading onto the patio.

Breakfast kitchen which has a matching suite of high gloss units comprising of stainless-steel single drainer sink unit with a range of cupboards with matching work tops incorporating built in electric double oven and induction hob with extractor over, integrated fridge, freezer and dishwasher, range of wall cabinets, double-glazed window, oak effect vinyl flooring and contemporary vertical radiator.

Fitted cloak room which has a vanity unit, oak effect vinyl flooring, close coupled WC, heated chrome towel rail and double-glazed window.

Separate utility which has a suite of units comprising of stainless-steel sink unit with range of cupboards and matching worktops incorporating integrated washing machine and separate tumble dryer, wall mounted gas central heating boiler and oak effect vinyl flooring.

An oak staircase rises from the ground floor to...

First floor

Landing having a glass paneled staircase with oak balustrade, storage and linen cupboards.

Bedroom one which has a built-in wardrobe and double-glazed window.

Bedroom two which has built in wardrobes and double-glazed window.

Bedroom three which has a double-glazed window.

Family bathroom which has an L shaped panel bath with fitted shower and shower spray, oak effect vinyl flooring, glass screen, vanity unit and WC, heated chrome towel rail and double-glazed window.

Outside

There is a front garden and **tandem parking** leading to a most useful **garage store**.

The **rear garden** enjoys a natural limestone patio area leading to the main lawn with surrounding fencing and hedging

EPC - D68

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)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person, we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



