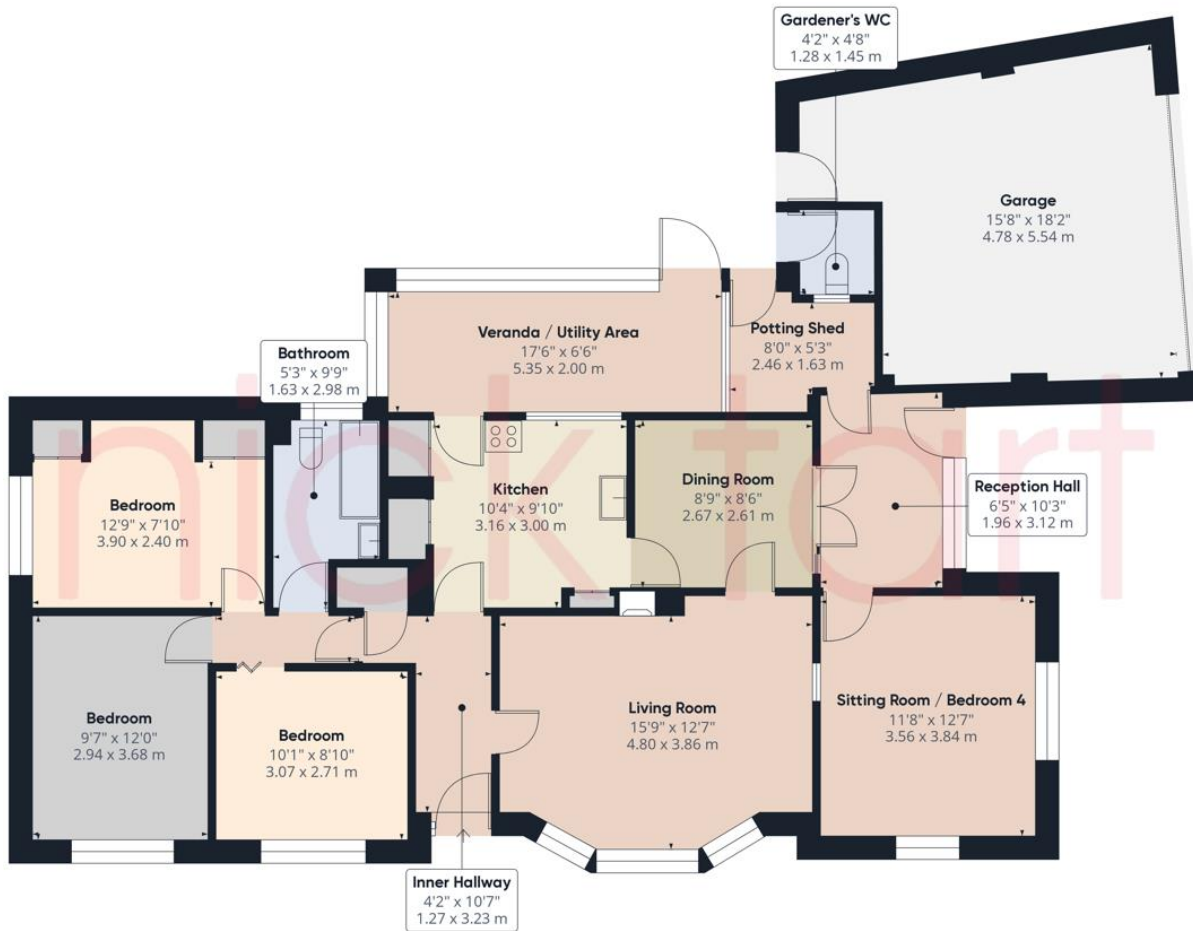




nick tart

St. Marys Close, Albrighton, WV7 3EG



nick tart

Approximate total area[®]
1535.03 ft²
142.61 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Occupying a choice corner position on the fringe of Albrighton village high street this deceptively spacious link detached bungalow provides a plethora of opportunities for those discerning buyers looking for a property that provides spacious and versatile single level living and perhaps accommodating an aged relative.

However, the deceptive interior could also be utilized for a multitude of purposes but in our opinion would prove ideal for those purchasers looking to acquire a property that they can restyle to their own requirements.

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.

Albrighton village offers an excellent array of amenities to include shops, supermarket, primary school, cafes, pubs, restaurants and medical facilities which are all easily accessible.

This much sought after village location has its own local train service whilst the M54 (junction 3) facilitates fast access to Telford, Cannock, Stafford, Birmingham and beyond.

Home to the David Austin Roses nursery and RAF Cosford Museum there is plenty of historic interest in the area and surrounding countryside for walks.

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

Reception hall

Sitting room/bedroom four with feature gas coal effect fire and marble hearth.

Separate dining room

Excellent living room which has a feature York stone fireplace with living flame gas coal effect fire and matching hearth and a large feature double-glazed bay window.

Fitted kitchen which has a matching suite of units comprising of stainless-steel single drainer sink unit with a range of cupboards with matching worktops and tiled splash backs, a range of wall cabinets, storage cupboards, pantry stores and an airing cupboard.

A door leads directly from the kitchen to a **double-glazed side veranda/utility area** which has a fitted worktop with plumbing for automatic washing machine, dishwasher and space for a tumble dryer.

An inner hallway can be accessed via the living room with storage cupboard and kitchen which provides access to **three bedrooms**.

Bedroom one which has a range of fitted furniture and **bedroom two** also incorporates fitted wardrobes. There is also a **family bathroom** which comprises of a panel bath with shower, wash hand basin, close coupled WC and part tiled walls.

Outside the property is approached via a good-sized driveway which leads to an **attached double-width garage** with electric operated up and over door.

The property also enjoys **gardens on three sides** with a large patio area, raised borders and a good-sized lawn, there is also a most useful garden WC and potting shed.

EPC - D66

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

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



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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