

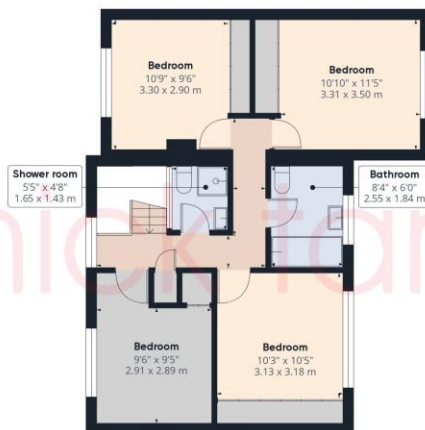


25 Weston Road, Albrighton, Wolverhampton, WV7 3DJ

nick tart



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1688.73 ft²
156.89 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 are based on RICS IPMS 3C standard.

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25 Weston Road, Albrighton, WV7 3DJ

- Living room
- Breakfast room or home office
- Kitchen and utility
- Garden room
- 4 Double bedrooms
- Bathroom and shower room
- Garage store and driveway
- Detached workspace

Ground floor

Entrance hall which has a composite style front door with obscure glass, storage cupboard, downstairs WC, a radiator, wood effect flooring, staircase rising to first floor and doors too...

Living room (*ceiling light fitting and x2 wall hung lights included*) enjoys a gas fire with feature fireplace surrounding, radiator, UPVC double glazed windows to the fore, and sliding double glazed patio doors lead to...

Garden room which is of brick and UPVC construction and had a new replacement roof installed in 2023, offers an abundance on naturel light throughout is complimented by a radiator, inset spot lighting, and with the most pleasant garden views this room is thought ideal for all year round relaxation and entertaining.

Breakfast room or office space which has radiators x2, wood effect flooring and internal doors to...

Kitchen which has a matching range of wall and base units with work surfaces over, an integrated fridge, plumbing for a dishwasher, 1 ½ bowl sink unit with mixer tap, a built-in oven with gas hob and extractor fan over, a radiator, tiled flooring, an internal door leading to the **garden room** and UPVC double glazed window to the rear.

Utility which has a matching range of wall and base units with work surfaces over, plumbing for two washing machines, space for dryer, sink unit with mixer tap, tiled flooring, a single glazed fire door with obscure glass leads to...

Garage store which has an up and over door, an additional single door to the fore and benefit of power and light points.

First floor

Landing which has a hatch to roof space, a storage cupboard housing the gas combination boiler, UPVC double glazed window with obscure glass to the fore, a radiator and doors too...

Bedroom which has a fitted wardrobe, built-in storage cupboard and a UPVC double glazed window to the fore and a radiator.

Bedroom which has a fitted wardrobe with matching chest of draws, a radiator and UPVC double glazed window to the rear.

Shower room which has a shower cubicle, WC, pedestal wash hand basin and fully tiled walls.

Bathroom which has a 'P' shaped bath with shower over, pedestal wash hand basin with mixer tap, WC, a heated towel rail, inset spot lighting, fully tiled walls and UPVC double glazed windows with obscure glass to the rear.

Bedroom which has a fitted wardrobe with sliding mirror doors, a radiator and UPVC double glazed windows to the fore.

Bedroom which has a fitted wardrobe with sliding mirror doors, a radiator and UPVC double glazed windows to the rear.

Outside

To the front of the property is a driveway that allows for off road parking.

To the rear is a paved patio area, water feature, lawn, a timber garden store and is surrounded by pleasant flower and shrub borders.

An additional feature is a **detached workshop space** which could be an ideal home office or for beauty-based industry clients as the unit is insulated and has the benefit power and light points.

EPC – D57

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band C (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.



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.

