

13 CARTWRIGHT ROAD
ALBRIGHTON, WV7 3LX

OFFERS IN THE REGION OF £259,500
FREEHOLD

Modern two bedroom semi-detached home forming part a highly regarded development on the finges of this sought after Shropshire village. Having spacious living accommodation throughout, the property features superb open plan living to the rear with access to a quality fitted kitchen, guest cloakroom, en-suite shower room to the master bedroom, parking with a charging point and an attractive rear garden.

Well located for various commuter links with Albrighton train station nearby and and convenient access to the M54.



13 CARTWRIGHT ROAD

- MODERN SEMI-DETACHED HOME
- EN-SUITE SHOWER ROOM
- OPEN PLAN LIVING
- GUEST CLOAKROOM
- LANDSCAPED GARDEN
- PARKING WITH CHARGING POINT
- POPULAR VILLAGE LOCATION
- EXCELLENT COMMUTER LINKS NEARBY



ENTRANCE HALL

Radiator, useful store cupboard with electric power point, doors to the guest cloakroom and living room.

GUEST CLOAKROOM

Radiator, close-coupled w.c, pedestal wash had basin with splash back tiling.

OPEN PLAN LIVING ROOM

22'5" x 16'10"

Bi-fold doors to rear, radiator, staircase to the 1st floor landing.

KITCHEN

10'3" x 9'2"

Double-glazed window to the front, radiator, fitted breakfast bar and a range of fitted wall, drawer and base units with work surfaces above. Integral Bosch appliances include dishwasher, washing machine, induction hob, electric oven, firdge and freezer.

FIRST FLOOR LANDING

BEDROOM ONE

13'5" x 11'2"

Double-glazed window to the rear, radiator and doorway to the en-suite shower room, access by loft ladder to a fully boarded loft.

EN-SUITE SHOWER ROOM

Double-glazed obscure window to the rear, towel rail and suite comprising pedestal wash hand basin, close-coupled w.c and shower enclosure.

BEDROOM TWO

10'10" x 10'1"

Double-glazed window to the front, radiator.

BATHROOM

7'4" x 6'3"

Double-glazed obscure window to the front, towel rail and suite comprising pedestal wash hand basin, close-coupled w.c and panelled bath.

REAR GARDEN

To the rear of the property is a paved patio area with lawned garden beyond. There is a gated passageway to the side.

PARKING

To the front of the property are two parking spaces and an electric charging pod.

COUNCIL TAX

Shropshire Council - Tax Band B

TENURE

The property is freehold.

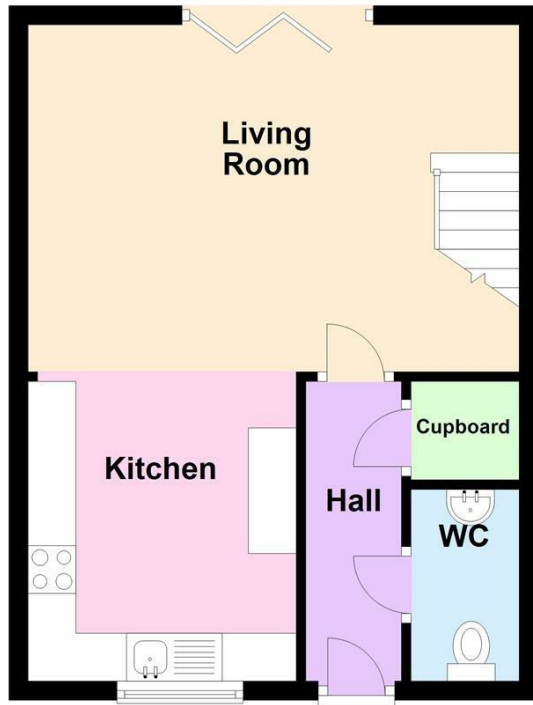
SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

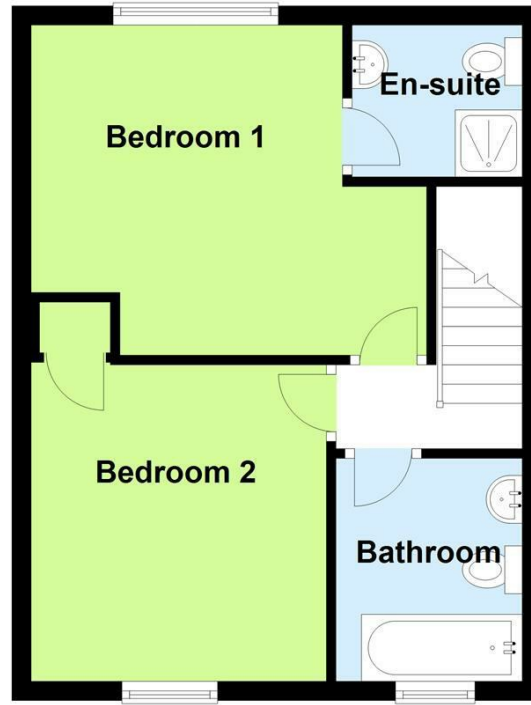
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements